

Table of Contents

Table of Contents	1
Executive Summary Report	3
<i>Sales Sample Representation of Population - Year Built or Year Renovated.....</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area</i>	<i>5</i>
<i>Sales Sample Representation of Population - Grade.....</i>	<i>6</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated</i>	<i>7</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area</i>	<i>8</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Grade</i>	<i>9</i>
<i>Population Summary.....</i>	<i>10</i>
Area Map	11
<i>Highest and Best Use Analysis.....</i>	<i>12</i>
<i>Special Assumptions, Departures and Limiting Conditions</i>	<i>12</i>
<i>Identification of the Area</i>	<i>13</i>
Name or Designation:	13
Boundaries:.....	13
Maps:	13
Area Description:.....	13
<i>Preliminary Ratio Analysis</i>	<i>13</i>
<i>Scope of Data.....</i>	<i>13</i>
Land Value Data:.....	13
Improved Parcel Total Value Data:	13
Land Model.....	15
<i>Model Development, Description and Conclusions.....</i>	<i>15</i>
Land Model (cont.).....	15
<i>Land Value Model Calibration (cont.).....</i>	<i>17</i>
<i>Vacant Sales Used In This Physical Inspection Analysis.....</i>	<i>19</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>20</i>
Improved Parcel Total Value Model:	22
<i>Model Development, Description and Conclusions.....</i>	<i>22</i>
<i>Improved Parcel Total Value Model Calibration</i>	<i>23</i>
<i>Glossary for Improved Sales.....</i>	<i>24</i>
<i>Improved Sales Used In This Physical Inspection Analysis.....</i>	<i>25</i>

<i>Improved Sales Removed From This Physical Inspection Analysis.....</i>	51
Model Validation.....	60
<i>Total Value Model Conclusions, Recommendations and Validation:.....</i>	60
<i>Area 24 Physical Inspection Ratio Confidence Intervals.....</i>	61
<i>2006 Improved Parcel Ratio Analysis</i>	63
Mobile Home Analysis	65
<i>Scope of Mobile Home Data</i>	65
<i>Model Development, Description and Conclusions.....</i>	65
<i>Mobile Home Sales Used In This Physical Inspection Analysis</i>	66
<i>Mobile Home Sales Removed From This Physical Inspection Analysis</i>	67
<i>2006 Mobile Home Parcel Ratio Analysis.....</i>	68
USPAP Compliance.....	70
<i>Client and Intended Use of the Appraisal:.....</i>	70
<i>Definition and date of value estimate:</i>	70
Market Value	70
Highest and Best Use.....	70
Date of Value Estimate.....	71
<i>Property rights appraised:.....</i>	71
Fee Simple	71
<i>Assumptions and Limiting Conditions:</i>	71
<i>Scope Of Work Performed:.....</i>	72
<i>CERTIFICATION:</i>	73

Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

Area Name / Number: Riverton Heights/Tukwila – Area 24

Previous Physical Inspection: 2004

Sales - Improved Summary:

Number of Sales: 768

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$66,200	\$171,000	\$237,200	\$274,700	86.3%	15.89%
2007 Value	\$123,600	\$148,400	\$272,000	\$274,700	99.0%	14.17%
Change	+\$57,400	-\$22,600	+\$34,800		+12.7%	-1.72%
% Change	+86.7%	-13.2%	+14.7%		+14.7%	-10.80%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.72% and -10.80% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$67,300	\$163,400	\$230,700
2007 Value	\$129,300	\$134,400	\$263,700
Percent Change	+92.1%	-17.7%	+14.3%

Number of improved Parcels in the Population: 4797

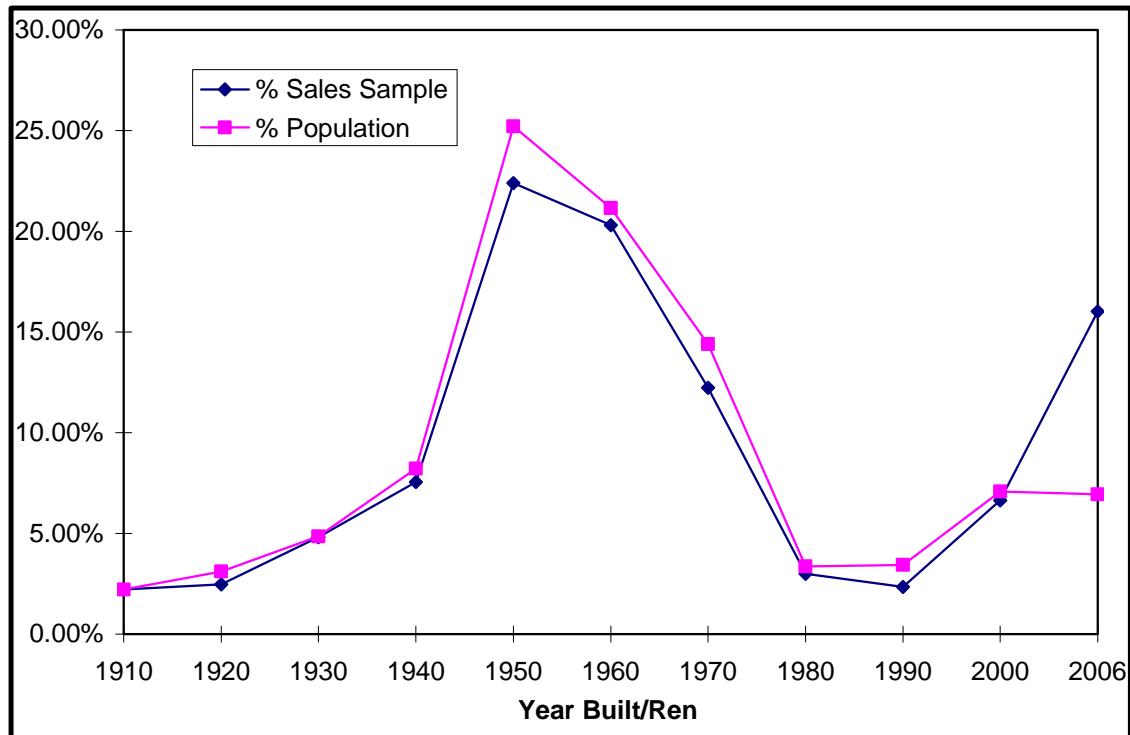
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

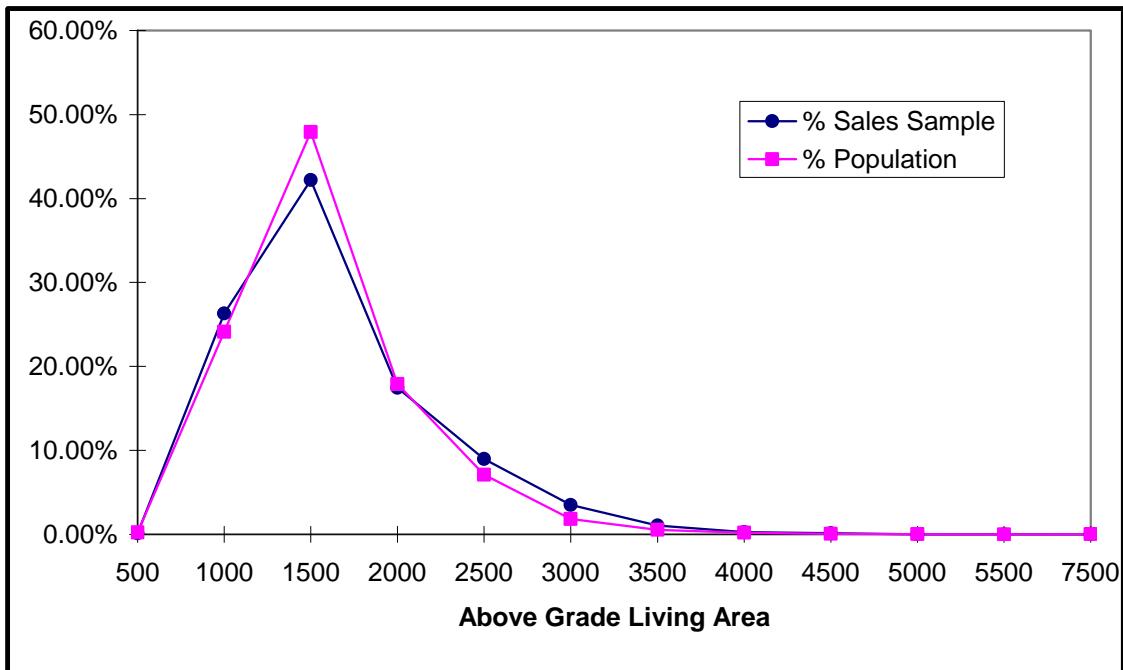
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	17	2.21%	1910	106	2.21%
1920	19	2.47%	1920	149	3.11%
1930	37	4.82%	1930	233	4.86%
1940	58	7.55%	1940	394	8.21%
1950	172	22.40%	1950	1210	25.22%
1960	156	20.31%	1960	1015	21.16%
1970	94	12.24%	1970	691	14.40%
1980	23	2.99%	1980	161	3.36%
1990	18	2.34%	1990	165	3.44%
2000	51	6.64%	2000	340	7.09%
2006	123	16.02%	2007	333	6.94%
	768			4797	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

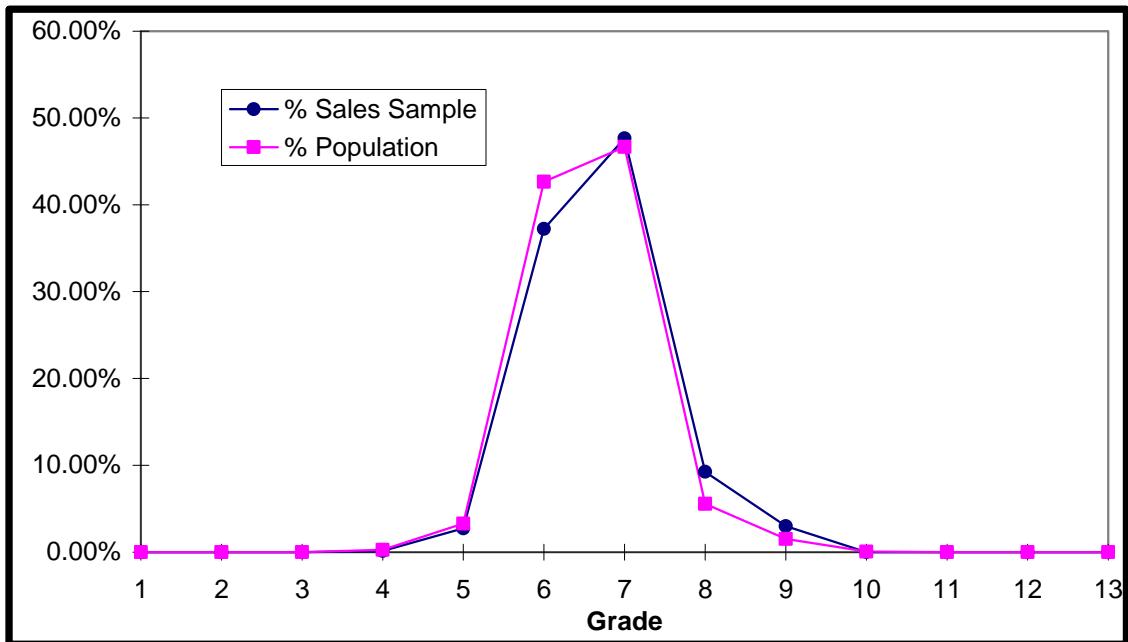
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.13%	500	12	0.25%
1000	202	26.30%	1000	1158	24.14%
1500	324	42.19%	1500	2298	47.90%
2000	134	17.45%	2000	858	17.89%
2500	69	8.98%	2500	341	7.11%
3000	27	3.52%	3000	88	1.83%
3500	8	1.04%	3500	26	0.54%
4000	2	0.26%	4000	10	0.21%
4500	1	0.13%	4500	4	0.08%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	768			4797	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

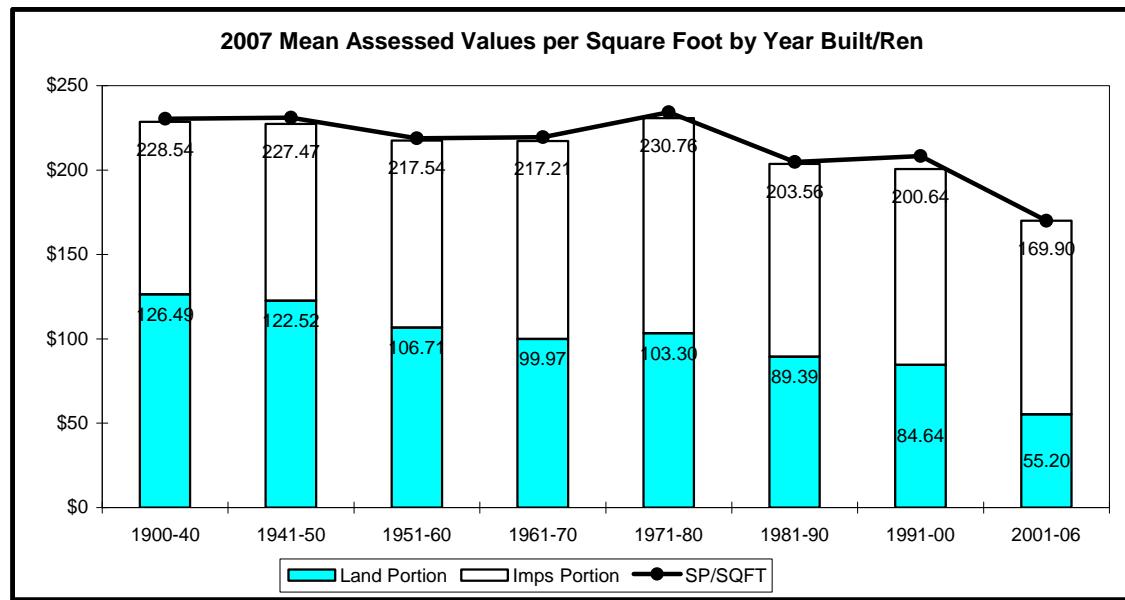
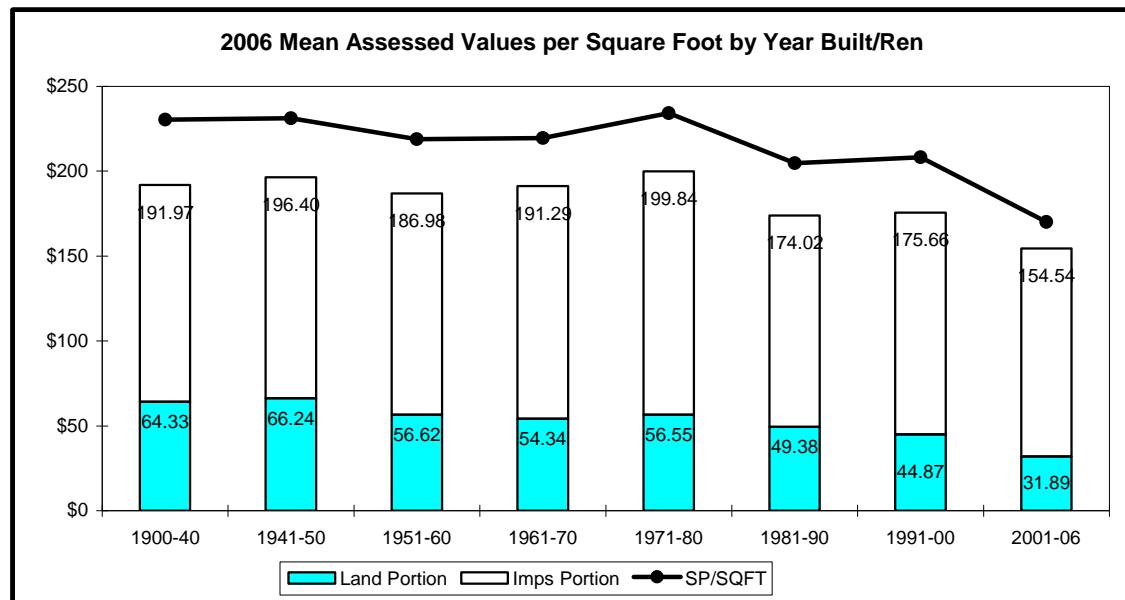
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	1	0.13%	4	12	0.25%
5	21	2.73%	5	158	3.29%
6	286	37.24%	6	2046	42.65%
7	366	47.66%	7	2238	46.65%
8	71	9.24%	8	267	5.57%
9	23	2.99%	9	73	1.52%
10	0	0.00%	10	3	0.06%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
768			4797		



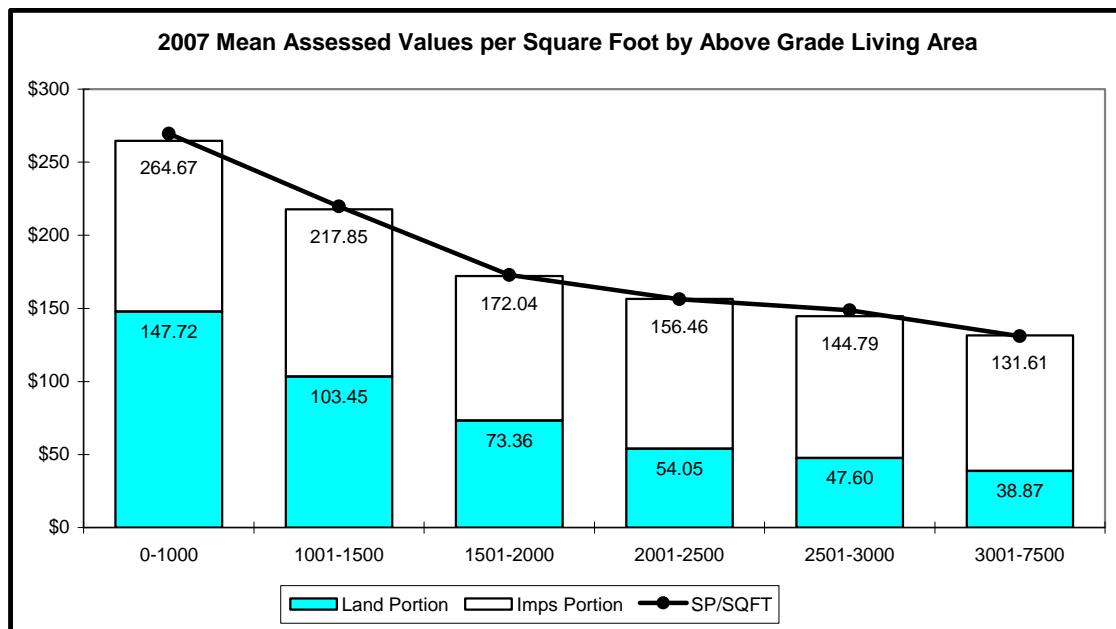
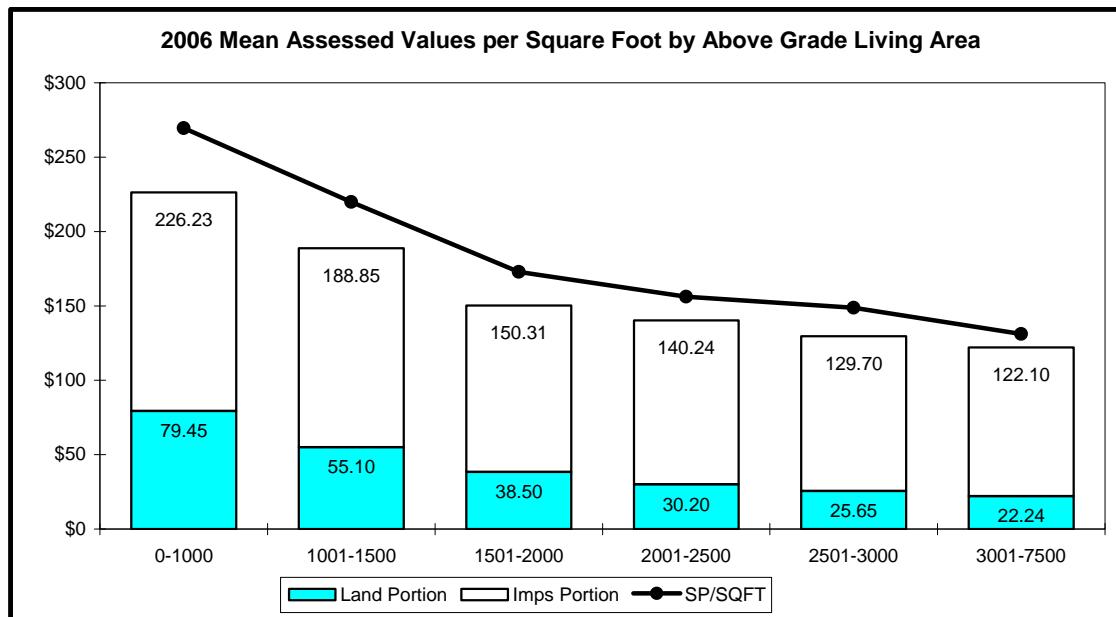
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated



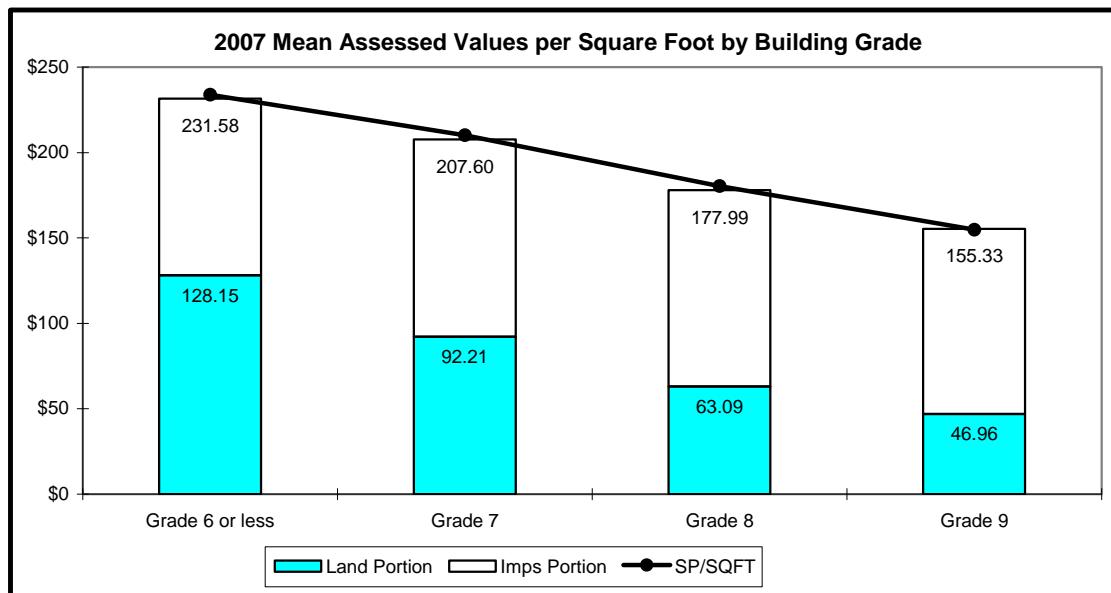
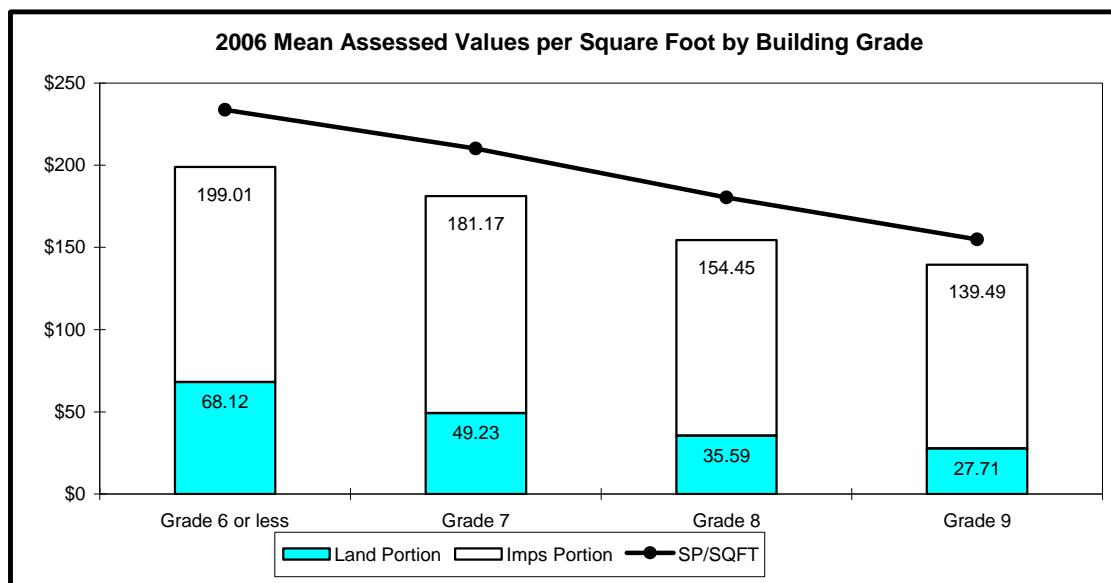
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area



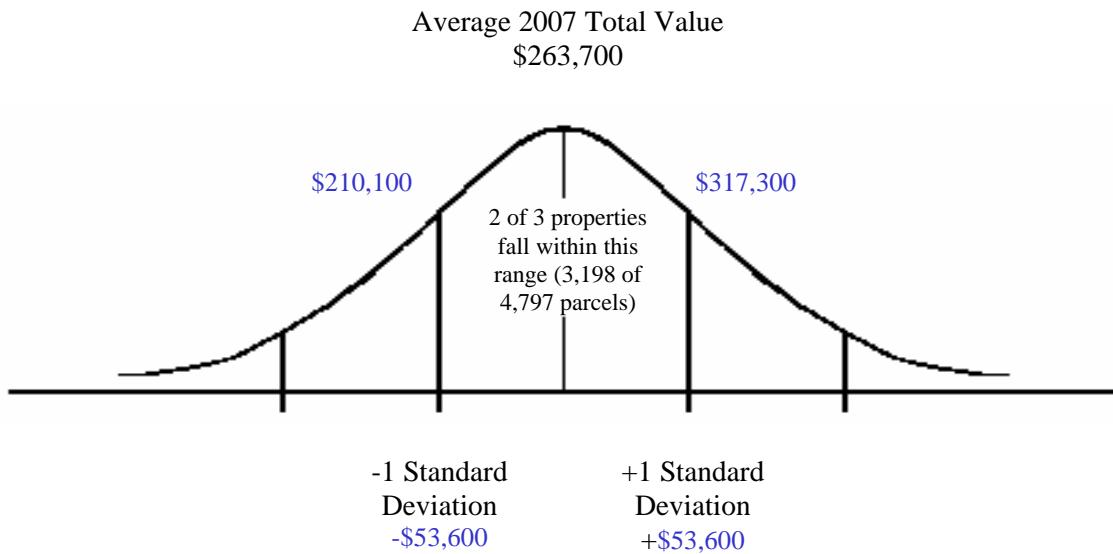
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

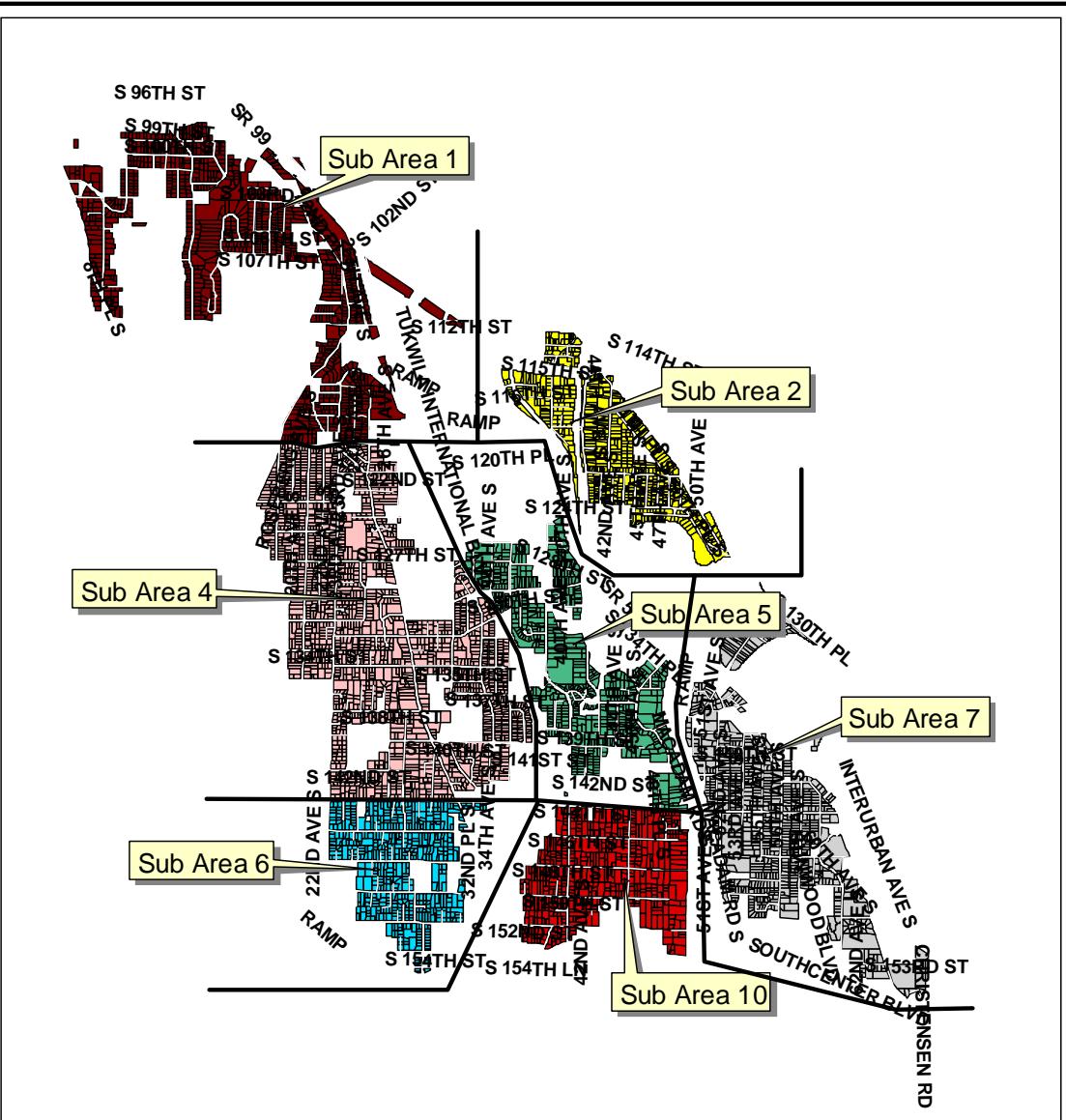
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

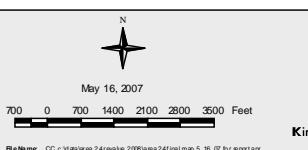
The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Area 24

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness or fitness of the data contained on this map. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

	Street address
Sub Areas	
001	Sub Area 1
002	Sub Area 2
004	Sub Area 4
005	Sub Area 5
006	Sub Area 6
007	Sub Area 7
010	Sub Area 10

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 1/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Riverton/Tukwila

Boundaries:

Area 24 is bounded by South 99th Street and South 112th Street to the North, Interstate 5 and Interurban Av S. to the East and Southeast, Interstate 405 and Southcenter Blvd to the South and 24th Av S., Des Moines Memorial Dr. and Hwy 509 on the West. More specific boundaries are viewable on the attached map for this area.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 24 includes Riverton Heights, Foster, Allentown, a portion of Boulevard Park and a portion of Tukwila west of 99 as well as west of Interstate 5. Since it is bounded by several main highway arterials it has easy access to major highways and roadways as well as goods and services. Portions of the area are impacted by freeway noise, topography and various commercial/industrial activity centers. It is generally made up of Grade 6 and 7 homes built from the early 1900's through the late 60's. There are a lot of newer homes that have been built in the area in the past 5-10 years (especially within the past 3 years).

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.89% to 14.17%.

Scope of Data

Land Value Data:

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. There were a sufficient number of vacant land sales to utilize the direct sales comparison approach for land valuation. The majority of vacant sales used were vacant in-fill lots scattered though out the area. All land sales were verified by field review and additional buyer, seller or real estate agent contact when possible. The land schedule does include parcels up to 45,000 square feet although any parcel that has subdivision potential due to it's size was handled and value selected on a case by case basis utilizing appraiser knowledge and judgment.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or

seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 24 is an older established area with sufficient land sales identified to create a land model (schedule). Vacant land sales were supplemented by sales where developers tore down an existing house and or/subdivided a larger parcel.

Allentown has been in the midst of a sewer improvement project which is scheduled to be operational by summer of 2007. The effect of this project (with the addition of sewer in most of this area) has been reflected in sale prices of vacant parcels in this area.

The City of Tukwila made some updates to the zoning ordinances August 1st of 2005. If a parcel falls below the minimum lot size that the zoning allows a buyer/seller must check with the City and apply for a variance if planning to build. The City of Tukwila will then determine whether to grant the variance or not on a case by case basis.

Characteristics found to have the most influence on land values in Area 24 are location, zoning, sewer availability and riverfront. Characteristics found to have the most negative influence on land values in Area 24 are traffic noise, commercial and industrial influence and topography. Larger parcels are typically being subdivided and developed with average and above single family housing.

There are waterfront parcels in Area 24 located on the Duwamish River. The river runs through Allentown (Sub Area 2) and South of Allentown (Sub Area 7). These parcels were valued using a base land value with an additional two hundred dollars per front foot added for riverfront.

Analysis of sales in this area determined different neighborhoods within Area 24. Three neighborhood codes were determined; Neighborhood 1, 2 and 4. Sales combined with appraiser judgment decided the neighborhood boundaries.

Neighborhood 1 includes a very small number of parcels located in Sub Area 7. Neighborhood 1 is considered to be less than average for the area. Only a fraction of the parcels in the area fit into this neighborhood category (approximately 1% of the parcels in this area are coded Neighborhood 1).

Neighborhood 2 includes Sub Areas 1, 2, 4, 5 and 6. Neighborhood 2 is considered typical and average for the area. Most sub-areas fit into this neighborhood category (approximately 79% of the parcels in this area are coded Neighborhood 2).

Neighborhood 4 includes Sub Area 10 & most of Sub Area 7. Neighborhood 4 is considered better than average for the area. A small percentage of the parcels in the area fit into this

Land Model (cont.)

neighborhood category (approximately 20% of the parcels in this area are coded Neighborhood 4).

There continues to be uncertainty and speculation over what effects the proposed airport expansion would have on this area. The Port of Seattle Noise Remedy Program and Sound Insulation Program for qualified properties within delineated boundaries is in place. Market activity in these areas has not indicated specific negative impacts on market value, as the general area as a whole is affected and is considered in the sales used to arrive at market value.

Overview of land valuation process:

Base land value was determined. The neighborhood adjustment was applied. Then all negative adjustments were taken together and applied. Finally, all positive adjustments were taken together and applied.

For each property the primary (highest value) view(s) was determined and the appropriate adjustment was applied based on the primary view.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

	Nghd 1	Nghd 2	Nghd 4
Code	1 = Base Land x .095	2 = Base Land	5 = Base Land x 1.10
0	\$500	\$500	\$500
250	\$1,000	\$1,000	\$1,000
500	\$1,000	\$1,000	\$1,000
750	\$1,000	\$1,000	\$1,000
1,000	\$1,000	\$1,000	\$1,000
1,500	\$1,000	\$1,000	\$1,000
2,000	\$53,000	\$55,000	\$61,000
2,500	\$62,000	\$65,000	\$72,000
3,000	\$72,000	\$75,000	\$83,000
3,500	\$81,000	\$85,000	\$94,000
4,000	\$91,000	\$95,000	\$105,000
4,500	\$95,000	\$100,000	\$110,000
5,000	\$100,000	\$105,000	\$116,000
5,500	\$102,000	\$107,000	\$118,000
6,000	\$104,000	\$109,000	\$120,000
6,500	\$106,000	\$111,000	\$123,000
7,000	\$108,000	\$113,000	\$125,000
7,500	\$110,000	\$115,000	\$127,000
8,000	\$112,000	\$117,000	\$129,000
9,000	\$114,000	\$119,000	\$131,000
10,000	\$115,000	\$121,000	\$134,000
11,000	\$122,000	\$128,000	\$141,000
12,000	\$129,000	\$135,000	\$149,000
13,000	\$138,000	\$145,000	\$160,000
14,000	\$148,000	\$155,000	\$171,000
15,000	\$157,000	\$165,000	\$182,000
17,000	\$167,000	\$175,000	\$193,000
19,000	\$171,000	\$180,000	\$198,000
20,000	\$176,000	\$185,000	\$204,000
25,000	\$181,000	\$190,000	\$209,000
30,000	\$186,000	\$195,000	\$215,000
35,000	\$190,000	\$200,000	\$220,000
40,000	\$195,000	\$205,000	\$226,000
45,000	\$200,000	\$210,000	\$231,000

Land Value Model Calibration (cont.)

	Adjust
Traffic/ Noise Influence (1-3 scale)	
Moderate	-5%
Heavy	-10%
Extreme	-15%
External Nuisance Other	
	-10%
% Base Land Value Impacted	
Appraiser judgment with percentage deductions ranging from 10% to 90%	
Access	
Restricted	-30%
Legal/Undeveloped	-15%
Walk Ins	-15%
Water Problems	
	-20%
Restrictive Size/Shape	
	-20%

	Adjust
View	
City	
Avg	+5%
Good	+10%
Exc	+15%
Territorial	
Avg	+5%
Good	+10%
Exc	+15%
Cascades	
Avg	+5%
Good	+10%
Exc	+15%
Mt. Rainier	
Avg	+5%
Good	+10%
Exc	+15%
Riverfront	\$200 per FF

Note:

Large Lots/Acreage – Developable Parcels: Land Value considers the number of potential building sites less 40-50% development costs. As always, appraiser judgment applies and there may be exceptions to this rule/methodology. These type of parcels are typically handled on an individual basis taking into consideration all characteristics/aspects of the parcel, potential/viability for development and clear evidence of ongoing development in the area.

Small lots & lots with irregular size/shape: Appraiser judgment may over ride any land schedule value.

Vacant Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	309200	0230	10/5/2006	130000	6855	N	N
1	530020	0100	2/22/2005	82000	7800	N	N
2	017900	0950	1/13/2005	72000	3000	N	N
2	017900	0976	10/14/2005	100000	4000	N	N
2	017900	1400	5/22/2006	140000	6000	N	N
2	017900	1455	5/12/2005	130000	5000	N	N
2	017900	1725	2/24/2006	58000	3000	N	N
2	017900	2860	1/30/2006	187000	17600	Y	Y
2	334740	0280	6/14/2006	135000	11000	N	N
2	334740	0280	4/1/2005	85000	11000	N	N
2	334740	0320	2/16/2006	120000	9761	N	N
2	334740	0755	2/14/2006	135000	10320	N	N
2	334740	0755	12/21/2004	60000	10320	N	N
2	334740	0875	6/7/2006	112000	12680	N	N
2	334740	1120	10/5/2005	270000	30000	N	N
2	334740	1320	2/9/2006	174950	14523	N	N
4	025700	0243	2/2/2005	108500	9153	N	N
4	025700	0259	12/28/2005	150000	9750	N	N
4	092304	9398	8/26/2006	160000	7425	N	N
4	152304	9305	11/9/2006	120000	7233	N	N
4	609940	0390	11/1/2006	103555	12675	N	N
4	640460	0080	5/6/2004	75000	8995	N	N
4	640460	0157	8/3/2005	165000	36097	N	N
5	152304	9149	5/6/2005	145000	6050	Y	N
5	322920	0005	11/17/2004	125000	5175	Y	N
5	322920	0010	1/13/2005	125000	6415	Y	N
5	734060	0843	8/11/2006	185000	15600	N	N
5	734760	0180	9/7/2004	187500	17000	N	N
6	004100	0036	1/13/2006	159950	14993	N	N
6	212304	9352	8/9/2005	89175	8670	N	N
6	392340	0039	6/21/2004	75000	11056	N	N
6	392340	0067	2/28/2006	85000	7800	N	N
7	336590	0176	9/12/2006	185000	6500	Y	N
7	359700	0321	5/15/2006	680000	48069	N	N
7	734400	0040	5/1/2006	75000	6516	N	N
10	004000	0945	6/28/2004	105000	8494	N	N
10	004100	0166	7/22/2005	125000	6500	N	N
10	004100	0167	5/6/2005	125000	6642	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	013300	0125	5/9/2005	50000	TOPOGRAPHY
1	092304	9189	12/13/2004	65000	TOPOGRAPHY
1	535720	0123	9/15/2005	60000	STATISTICAL OUTLIER
1	562420	0757	11/28/2004	125000	SEGREGATION AND/OR MERGER
2	017900	0530	2/6/2004	48500	BUILDER OR DEVELOPER SALES;
2	017900	1587	2/22/2005	35000	QC DEED; RELATED PARTY, FRIEND, NEIGHBOR;
2	334740	0285	4/13/2004	95000	BUYER/SELLER SAME ADDRESS E-SLIP/OUTLIER
2	334740	0320	4/14/2005	67500	CORPORATE AFFILIATES;
2	334740	0785	7/24/2006	11337	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	334740	0785	7/24/2006	11337	QUIT CLAIM DEED;
2	334740	0810	11/16/2006	395000	MULTI-PARCEL SALE;
2	335140	0235	9/30/2004	3000	NO MARKET EXPOSURE; STATEMENT TO DOR;
2	335140	0375	3/13/2006	13000	TOPOGRAPHY
2	335140	0385	3/17/2006	10000	RESTRICTED ACCESS/TOPO IMPACT
2	335140	0610	12/22/2004	2000	CONTRACT OR CASH SALE;
4	092304	9027	11/29/2005	150000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
4	092304	9035	11/23/2004	216000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
4	092304	9035	10/2/2006	50000	QUIT CLAIM DEED;
4	162304	9144	3/7/2006	120000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	735860	0280	1/17/2006	102500	BUILDER OR DEVELOPER SALE
4	735960	0290	5/30/2006	30000	BUILDER OR DEVELOPER SALE
5	152304	9031	3/29/2004	10000	GOVT AGENCY; EXEMPT FROM EXCISE TAX
5	152304	9041	8/2/2005	240000	MULTI-PARCEL SALE;
5	152304	9070	7/27/2006	242000	MULTI-PARCEL SALE;
5	567300	0110	4/12/2006	85000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	567300	0160	2/25/2004	185000	GOVT AGENCY; EXEMPT FROM EXCISE TAX
5	567300	0175	4/12/2006	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	733240	0035	7/29/2005	39000	NO MKT EXP; IMP.CHAR CHANGED SINCE SALE
5	734060	0485	3/30/2006	99950	BUILDER OR DEVELOPER SALES;
5	734060	1064	6/22/2005	1000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
5	736060	0271	11/10/2004	76000	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	076100	0185	11/12/2004	55000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	115720	0170	3/19/2004	175000	MULTI-PARCEL SALE;
7	336590	0005	5/12/2005	40000	NO MARKET EXPOSURE;
7	336590	0010	6/10/2005	40000	NO MARKET EXPOSURE;
7	336590	0020	7/21/2005	51250	NO MARKET EXPOSURE;
7	336590	0240	5/3/2005	25000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
7	336590	0240	1/14/2004	154000	SEGREGATION &/OR MERGER;MULTI-PARCEL SALE
7	734400	0050	5/19/2006	4000	NO MARKET EXPOSURE;
10	004000	0485	6/1/2005	83000	NO MARKET EXPOSURE;
10	004200	0135	5/4/2006	317500	BUILDER OR DEVELOPER SALES

***Vacant Sales Removed From This Physical Inspection Analysis
Area ??***

10	004200	0401	3/3/2005	80000	TOPOGRAPHY
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Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 1/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

There has been quite a bit of *new construction activity* in the last few years, mostly on in-fill lots in established areas. There are still larger vacant parcels in this area being sub-divided for construction of new single family housing. Especially in sub-area 24-2 where sewer is in progress and becoming available, parcels are actively being sub-divided for smaller lots with new houses.

The analysis consisted of a systematic review of pertinent characteristics which influence property value in the area. These characteristics included, but were not limited to, Sub-Area, Base Land Value, Building RCN, Accessory RCNLD, Age, Year Built, Neighborhood, Condition, Building Grade, Stories, Riverfront Location, Traffic Noise, Commercial/Industrial Influence and some views. Characteristics were analyzed using NCSS software along with Microsoft Excel.

A variety of graphs, charts and statistical diagnostics were reviewed to determine the best and most pertinent characteristics to be included in the final valuation model. The resulting EMV (Estimated Market Value) model is described on the next page under “Improved parcel total value model calibration”. Based on the sales available, an overall assessment level of 99.0% was achieved. The prior assessment level was 86.3%. The uniformity of assessment was also improved with the COV (Coefficient of Variation) being reduced from 15.89% to 14.17%.

Neighborhoods were analyzed to account for all market derived location variables and to ensure equalization. As is typical, the model performed best on parcels with a well represented sales sample and not as well for those narrowly represented. In cases where subcategories were under represented by the sales sample, appraisal judgment played a critical role in determining total valuation for these parcels. EMV for Duwamish Riverfront parcels was calculating too low as compared to improved sales for riverfront parcels. Therefore, riverfront parcels were adjusted at EMV x 1.2 to adjust for this difference.

The vast majority of the parcels were valued using EMV. Supplemental valuation methods were developed to be considered by the appraisers in order to value parcels that fall outside the parameters of the main EMV valuation model.

EMV was calculated using Base Land Value prior to any adjustment for %BLV (Base Land Value Impacted). For each %BLV coded parcel the land was then adjusted downward and the improvement upward by the same amount to account for excess cost of construction on steep topography (cost to cure). In the final analysis, appraisal judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation/Multiplicative Model/Area 24

Base EMV Model

Variables	Definitions/Transformations
Sub1YN	SubNumeric 1 = Yes/No *((LN(10)))
Sub6YN	SubNumeric 6 = Yes/No *((LN(10)))
BaseLandC	LN(BaseLand/1000)
BldgRcnC	Building Reconstruction Cost New = LN(BuildingRCN/1000)
AccyRcnldC	Accy Reconstruction Cost Less Depr = LN(AccyRCNL/100)+1)
AgeC	Age = LN(Age+1)
GradeC	LN(EXP(Grade))
ConditionC	LN(Cond)
HlfFlrYN	Half Floor = Yes/No *(LN(10))
Nghb4YN	Neighborhood 4 = Yes/No *(LN10))

LN Represents conversion to Natural Log

Please Note: The above definitions are designed as a basic written explanation of the variables for the total valuation model for this area. The above transformations are not written in mathematical format.

Model

$$2.478428 - 2.008973E-02 * \text{Sub1YN} - 1.313877E-02 * \text{Sub6YN} + .2119797 * \text{BaseLandC} + \\ .350668 * \text{BldgRcnC} + 3.85204E-03 * \text{AccyRcnldC} - 6.108578E-02 * \text{AgeC} + 3.272512E-02 * \text{GradeC} + \\ .3086463 * \text{ConditionC} + 1.621899E-02 * \text{HlfFlrYN} + 1.988309E-02 * \text{Nghb4YN}$$

Total Value (EMV) = Exponential of the Sum of Coefficients times 1000

EMV exceptions:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Multi-Building (Parcels with more than one building) were typically valued at EMV for the 1st building + rcnld for additional buildings (any exception to this rule was based on appraiser opinion).

Buildings where condition equals Poor (and in some instances fair) were considered at land + rcnld. In some instances EMV or appraiser select was utilized.

Large Lots with smaller improvements were in some cases valued using new land previous improvement value, rcnld or appraiser select.

EMV for improved riverfront parcels was adjusted x 1.2 in most cases. Some improved parcels on riverfront were value selected with other methods (using appraiser judgment) if a multi-imp parcel or lesser condition or grade.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	013300	0470	6/30/2005	185000	580	0	6	1951	3	33500	N	N	10124 16TH AVE S
1	013300	0035	9/28/2005	180000	670	100	6	1930	3	12150	N	N	1226 S 101ST ST
1	013300	0445	4/20/2005	184000	720	0	6	1951	3	17300	N	N	10224 16TH AVE S
1	013300	0385	8/17/2004	185000	720	0	6	1960	3	6850	N	N	1415 S 103RD ST
1	013300	0475	4/6/2005	179990	740	0	6	1951	4	5877	N	N	10128 16TH AVE S
1	013300	0190	5/31/2005	185500	780	0	6	1928	4	5000	N	N	1403 S 101ST ST
1	013300	0280	2/24/2006	269000	1070	0	6	1934	4	12150	N	N	1215 S 101ST ST
1	013300	0030	10/21/2004	236990	1110	0	7	1937	5	8000	Y	N	10001 14TH AVE S
1	013300	0494	7/28/2004	205000	1320	120	6	1929	3	9150	N	N	10106 16TH AVE S
1	013300	0335	7/9/2004	247000	1420	1050	7	1962	4	7575	N	N	1412 S 103RD ST
1	013300	0452	7/26/2004	260000	1420	710	8	1955	4	42500	N	N	10150 15TH AVE S
1	013300	0121	7/21/2006	330000	1440	1030	7	1956	4	8100	N	N	10013 15TH AVE S
1	013300	0320	9/29/2005	255000	1560	340	6	1933	3	14645	Y	N	10138 14TH AVE S
1	013300	0095	10/26/2005	350000	1750	1220	6	1926	5	12000	N	N	1402 S 101ST ST
1	013300	0362	12/6/2006	368000	1800	0	7	1965	4	11352	N	N	10141 15TH AVE S
1	013300	0518	5/12/2004	275000	1980	0	7	1943	4	16337	N	N	10039 DES MOINES MEM DR S
1	031600	0135	9/1/2004	198500	930	0	6	1942	4	7175	N	N	10827 26TH AVE S
1	031600	0070	1/5/2006	255000	930	280	6	1940	4	10300	N	N	10854 ROSEBERG AVE S
1	031600	0160	5/26/2005	240000	1040	360	6	1940	4	7469	N	N	10867 26TH AVE S
1	031600	0080	6/2/2006	317000	1170	110	7	1948	4	7102	N	N	10838 ROSEBERG AVE S
1	031600	0090	5/27/2004	209975	1300	1300	7	1964	3	7801	N	N	10826 ROSEBERG AVE S
1	031600	0010	3/10/2004	245000	1320	400	7	1966	3	8467	N	N	11031 ROSEBERG AVE S
1	031600	0120	11/16/2004	232635	1400	0	6	1946	4	7161	N	N	10811 26TH AVE S
1	042304	9121	7/20/2005	157400	730	0	6	1951	4	9800	N	N	1815 S 103RD ST
1	042304	9045	2/22/2005	265000	970	220	6	1937	3	27720	N	N	10604 22ND PL S
1	042304	9072	10/13/2004	184500	990	0	6	1933	3	21300	N	N	10626 22ND PL S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	042304	9077	3/18/2005	264000	1100	790	7	1939	3	11200	N	N	1827 S 103RD ST
1	042304	9062	9/10/2004	238500	1140	1140	7	1965	4	25700	N	N	10618 22ND PL S
1	042304	9108	7/28/2005	219700	1180	1180	7	1946	3	15000	N	N	10445 18TH AVE S
1	042304	9109	11/7/2006	317000	1330	610	7	1950	3	15768	N	N	10644 DES MOINES MEM DR S
1	042304	9154	12/29/2004	265000	1340	800	7	1960	4	9360	N	N	1803 S 103RD ST
1	042304	9155	2/1/2006	295000	1340	800	7	1960	4	8580	N	N	1811 S 103RD ST
1	042304	9085	9/16/2004	254000	1440	770	7	1940	4	22566	N	N	10403 18TH AVE S
1	042304	9061	12/14/2006	363500	1650	1300	8	1933	3	31363	N	N	10606 DES MOINES MEM DR S
1	042304	9096	2/14/2006	330000	1870	950	7	1941	4	18000	N	N	10455 18TH AVE S
1	042304	9019	10/7/2005	389950	2130	1630	7	1999	3	12000	N	N	1922 S 104TH ST
1	079700	0130	1/27/2006	240000	1200	0	6	1949	3	8625	N	N	11108 8TH PL S
1	079700	0193	5/23/2006	253500	1410	1410	7	1953	3	17700	N	N	11025 7TH PL S
1	079700	0136	3/17/2006	268000	1850	0	7	1960	4	17250	N	N	11010 8TH AVE S
1	092304	9087	5/8/2006	225000	650	0	5	2001	3	41866	N	N	11450 ROSEBERG AVE S
1	092304	9221	8/3/2004	160000	700	0	6	1949	3	7452	N	N	11602 24TH AVE S
1	092304	9169	6/22/2005	247450	740	140	6	1939	4	9240	N	N	11420 ROSEBERG AVE S
1	092304	9423	6/28/2006	218000	760	0	6	1969	4	7250	N	N	11636 MILITARY RD S
1	092304	9209	8/3/2005	230000	790	140	6	1942	4	8100	N	N	2416 S 118TH ST
1	092304	9335	2/22/2006	215000	790	0	6	1925	3	6720	N	N	11270 ROSEBERG AVE S
1	092304	9452	5/26/2004	181793	820	0	5	1932	4	8736	N	N	2455 S 116TH WAY
1	092304	9161	4/18/2005	184350	840	0	5	1915	4	12025	N	N	11802 25TH AVE S
1	092304	9118	6/21/2004	232500	960	420	7	1957	3	9540	N	N	11612 25TH AVE S
1	092304	9434	4/21/2006	311450	980	450	7	1962	4	8432	N	N	11242 MILITARY RD S
1	092304	9114	8/3/2006	308000	1000	620	7	1962	3	7500	N	N	2335 S 117TH ST
1	092304	9168	6/7/2006	273000	1020	0	7	1940	4	6886	N	N	11621 25TH AVE S
1	092304	9424	10/10/2006	369000	1040	1040	7	1961	3	11445	N	N	11248 MILITARY RD S
1	092304	9426	9/1/2004	255000	1060	1060	7	1961	4	8715	N	N	2216 S 120TH ST
1	092304	9177	5/11/2006	268000	1070	280	7	1962	4	16020	N	N	11419 ROSEBERG AVE S
1	092304	9215	3/1/2005	265000	1080	880	7	1949	3	12199	N	N	2104 S 120TH ST
1	092304	9163	6/27/2005	244950	1090	0	6	1997	3	10000	N	N	11852 24TH AVE S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	162304	9355	5/13/2005	237000	1490	0	7	1964	3	11000	N	N	2608 S 138TH ST
4	162304	9345	6/17/2004	206850	1510	0	7	1963	3	16262	N	N	2627 S 128TH ST
4	162304	9157	6/15/2004	223000	1590	0	6	1942	3	25754	N	N	13621 MILITARY RD S
4	162304	9394	6/13/2006	323500	1610	1150	6	1947	3	10279	N	N	2655 S 138TH ST
4	162304	9341	8/3/2004	280000	1620	0	7	1962	3	12040	N	N	2444 S 138TH ST
4	162304	9163	5/24/2005	297500	1720	1220	7	1960	3	13104	N	N	2810 S 138TH ST
4	162304	9354	3/8/2005	269000	1790	0	7	1963	4	11000	N	N	2610 S 138TH ST
4	162304	9248	3/11/2004	242000	1920	0	7	1954	4	8100	N	N	13003 MILITARY RD S
4	162304	9127	5/26/2006	294000	2600	0	6	1949	3	10570	N	N	2815 S 138TH ST
4	178700	0005	5/26/2005	290000	1160	1160	7	1955	3	12055	N	N	13038 26TH AVE S
4	178700	0020	10/20/2004	245000	1250	1250	7	1955	3	10771	N	N	13016 26TH AVE S
4	181080	0015	8/9/2004	176900	1060	0	6	1957	4	9600	N	N	13025 26TH AVE S
4	181080	0010	12/7/2006	284000	1130	0	7	1950	4	9600	N	N	13021 26TH AVE S
4	204880	0035	4/19/2004	239950	1130	1130	7	1956	3	10158	N	N	2601 S 128TH ST
4	359860	0044	6/28/2004	187950	750	0	6	1931	3	8092	N	N	2410 S 142ND LN
4	359860	0061	11/15/2004	248000	920	640	7	1994	3	7655	N	N	2433 S 142ND ST
4	359860	0005	7/13/2004	175000	1000	0	6	1942	3	8000	N	N	2638 S 142ND ST
4	359860	0066	5/22/2006	245000	1060	0	6	1951	3	8400	N	N	2450 S 144TH ST
4	359860	0042	11/23/2005	215000	1170	0	6	1954	3	12000	N	N	2446 S 142ND LN
4	359860	0075	3/16/2004	240000	1220	1050	7	1960	3	11305	N	N	2440 S 144TH ST
4	359860	0074	8/5/2004	200000	1420	0	7	1959	3	15535	N	N	2438 S 144TH ST
4	359860	0101	2/7/2006	314000	1430	0	7	1997	3	9481	N	N	14210 26TH LN S
4	359860	0078	10/14/2004	218000	1510	0	7	1997	3	7200	N	N	2632 S 144TH ST
4	359860	0060	6/1/2005	295000	1720	0	7	1993	3	7239	N	N	2429 S 142ND ST
4	359860	0052	8/31/2006	319900	1870	0	7	1958	3	11750	N	N	2454 S 142ND LN
4	365120	0010	12/28/2005	225000	790	0	6	1949	3	7280	N	N	13040 22ND AVE S
4	365120	0020	10/17/2006	274950	1020	0	7	1962	3	6540	N	N	13050 22ND AVE S
4	382600	0356	1/26/2006	229575	660	0	6	1996	3	8100	N	N	12223 22ND AVE S
4	382600	0435	1/9/2006	280000	710	0	6	1940	4	12150	N	N	12022 22ND AVE S
4	382600	0310	6/15/2004	189000	750	0	6	1943	3	8100	N	N	2106 S 124TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	382600	0065	7/6/2006	249300	780	0	6	1949	4	8100	N	N	12204 20TH AVE S
4	382600	0220	9/23/2005	216000	820	0	6	1948	3	7057	N	N	2119 S 120TH ST
4	382600	0100	5/26/2005	231200	820	820	6	1942	3	8100	N	N	12246 20TH AVE S
4	382600	0340	8/18/2004	215000	840	0	6	1940	3	8100	N	N	12039 22ND AVE S
4	382600	0835	7/8/2004	200000	870	810	6	1932	3	6000	N	N	12257 24TH AVE S
4	382600	0490	5/19/2005	277000	900	600	7	1953	4	8100	N	N	12230 22ND AVE S
4	382600	0155	6/22/2005	225000	940	0	6	1951	3	8100	N	N	12213 21ST AVE S
4	382600	0370	8/29/2005	249500	950	0	6	1949	3	8100	N	N	12227 22ND AVE S
4	382600	0605	1/29/2004	195500	960	400	6	1933	4	8100	N	N	12253 23RD AVE S
4	382600	0815	10/4/2004	226500	980	0	7	1958	3	7708	N	N	12241 24TH AVE S
4	382600	0515	4/27/2004	185200	1000	0	6	1950	3	7425	N	N	12258 22ND AVE S
4	382600	0675	11/23/2005	210000	1020	500	7	1957	3	8100	N	N	12050 23RD AVE S
4	382600	0525	7/15/2005	227900	1030	0	6	1936	4	8100	N	N	12262 22ND AVE S
4	382600	0726	10/18/2005	262000	1050	1050	7	1957	3	6000	N	N	12268 23RD AVE S
4	382600	0300	7/8/2004	175000	1060	0	6	1939	3	8100	N	N	12250 21ST AVE S
4	382600	0105	8/14/2006	276500	1110	0	7	1954	3	8100	N	N	12252 20TH AVE S
4	382600	0145	5/20/2004	184950	1120	0	6	1935	3	8100	N	N	12203 21ST AVE S
4	382600	0308	8/5/2004	185000	1130	0	6	1989	3	8100	N	N	12264 21ST AVE S
4	382600	0175	8/30/2004	262000	1190	860	7	1992	3	8100	N	N	12241 21ST AVE S
4	382600	0810	3/31/2005	268000	1270	1010	7	1959	4	7696	N	N	12235 24TH AVE S
4	382600	0785	7/29/2005	250000	1290	0	7	1960	3	7639	N	N	12203 24TH AVE S
4	382600	0432	9/13/2004	222750	1320	0	6	1991	3	8679	N	N	12019 23RD AVE S
4	382600	0790	4/25/2006	282950	1370	0	7	1959	4	7650	N	N	12223 24TH AVE S
4	382600	0795	8/24/2004	226900	1370	0	7	1959	3	7662	N	N	12227 24TH AVE S
4	382600	0196	2/17/2004	210000	1460	0	7	1959	3	7800	N	N	2016 S 124TH ST
4	382600	0170	4/9/2004	237000	1900	0	6	1932	3	8100	N	N	12231 21ST AVE S
4	382600	0195	8/25/2006	299500	2360	0	7	1971	3	8400	N	N	2022 S 124TH ST
4	425580	0010	1/29/2004	150000	770	0	6	1947	3	7717	N	N	13508 24TH AVE S
4	500000	0010	4/27/2006	249750	780	0	6	1942	3	9728	N	N	2408 S 121ST PL
4	500000	0020	10/12/2004	182800	1080	0	6	1942	3	6600	N	N	2420 S 121ST PL

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	500000	0045	10/6/2005	233000	1080	0	6	1942	3	6775	N	N	2423 S 121ST PL
4	500050	0120	4/11/2005	185000	870	0	6	1943	3	5344	N	N	2469 S 121ST ST
4	500050	0065	10/5/2004	178000	1040	0	6	1943	3	6490	N	N	12015 26TH AVE S
4	500050	0095	5/19/2006	273900	1220	0	6	1943	3	6050	N	N	2439 S 121ST ST
4	500050	0030	8/5/2004	235000	1510	0	6	1943	3	7760	N	N	2434 S 121ST ST
4	500050	0115	8/29/2006	270000	1800	0	6	1943	3	8274	N	N	2465 S 121ST ST
4	523280	0045	1/31/2006	222000	740	0	6	1942	3	13425	N	N	14004 24TH AVE S
4	523280	0027	5/20/2005	333000	1260	1260	7	1957	4	7167	N	N	14042 24TH AVE S
4	553160	0040	11/11/2004	185000	770	0	6	1943	3	6649	N	N	12859 23RD AVE S
4	553160	0025	10/4/2006	237000	810	0	6	1943	3	6634	N	N	12841 23RD AVE S
4	553160	0035	7/22/2005	212500	810	0	6	1943	3	6650	N	N	12853 23RD AVE S
4	553160	0080	12/12/2005	280000	1480	0	6	1943	3	11501	N	N	12821 24TH AVE S
4	553720	0033	12/5/2006	289950	1040	700	7	1959	3	4661	N	N	14066 MILITARY RD S
4	553720	0043	3/7/2006	255000	1050	1050	7	1959	3	9200	N	N	14070 MILITARY RD S
4	553720	0116	12/8/2006	353000	2270	0	7	1977	3	24750	N	N	14213 33RD AVE S
4	559900	0010	4/12/2006	256710	850	0	6	1942	4	6700	N	N	2414 S 130TH PL
4	608240	0072	8/24/2006	294500	920	0	7	1954	4	9525	N	N	2447 S 132ND ST
4	608240	0193	5/20/2004	182500	980	0	6	1942	3	10240	N	N	13324 24TH AVE S
4	608240	0273	10/25/2004	255000	1080	520	7	1966	3	7873	N	N	2614 S 135TH ST
4	608240	0192	7/22/2005	229500	1100	0	6	1946	3	9670	N	N	13322 24TH AVE S
4	608240	0214	2/7/2006	260000	1120	0	7	1981	4	7200	N	N	13408 24TH AVE S
4	608240	0210	11/28/2005	234000	1170	0	6	1948	3	10991	N	N	13424 24TH AVE S
4	608240	0213	5/25/2005	226500	1190	0	6	1948	3	10000	N	N	2412 S 135TH ST
4	608240	0370	11/9/2004	215000	1350	0	7	1948	3	15750	N	N	2441 S 135TH ST
4	608240	0194	10/12/2006	327000	1430	0	7	1960	3	9000	N	N	2415 S 133RD ST
4	608240	0172	2/28/2005	223400	1520	0	7	1959	3	7248	N	N	2447 S 133RD ST
4	608240	0211	8/31/2006	290000	1530	0	7	1952	3	15210	N	N	13406 24TH AVE S
4	608240	0347	1/10/2005	328950	2270	0	8	2004	3	7590	N	N	13520 26TH LN S
4	608240	0345	1/12/2005	325950	2410	0	8	2004	3	7962	N	N	2615 S 135TH ST
4	608240	0340	12/16/2004	365000	3050	0	8	2004	3	7200	N	N	2625 S 135TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	608240	0346	1/5/2005	356950	3050	0	8	2004	3	7590	N	N	13514 26TH LN S
4	608240	0348	1/14/2005	356450	3050	0	8	2004	3	7590	N	N	13528 26TH LN S
4	608300	0158	7/18/2006	220000	660	0	6	1929	3	9940	N	N	12825 22ND AVE S
4	608300	0007	6/16/2005	185000	790	0	6	1938	3	8262	N	N	2221 S 128TH ST
4	608300	0014	3/16/2006	205000	830	0	6	1942	3	8421	N	N	12828 22ND AVE S
4	608300	0026	9/7/2004	214450	1010	0	6	1940	3	8421	N	N	12858 22ND AVE S
4	608300	0106	10/22/2004	226000	1010	0	6	1930	3	22959	N	N	13023 22ND AVE S
4	608300	0084	4/25/2006	2711000	1120	0	6	1959	3	8244	N	N	2052 S 132ND ST
4	608300	0066	2/22/2005	247000	1200	0	7	1957	3	10125	N	N	2246 S 132ND ST
4	608300	0071	1/24/2005	227500	1230	0	6	1959	3	8235	N	N	2218 S 132ND ST
4	608300	0143	2/11/2004	248000	1230	760	6	1939	4	11400	N	N	2023 S 128TH ST
4	608300	0016	3/24/2004	259950	1250	790	7	2004	3	10204	N	N	12830 23RD AVE S
4	608300	0016	3/24/2004	259950	1250	790	7	2004	3	10204	N	N	12830 23RD AVE S
4	608300	0153	9/20/2006	292500	1260	0	7	1962	3	6371	N	N	2115 S 128TH ST
4	608300	0047	3/17/2005	182500	1330	0	7	1957	3	9572	N	N	13025 23RD AVE S
4	608300	0082	6/8/2005	226750	1480	0	7	1961	3	6678	N	N	2034 S 132ND ST
4	608300	0083	12/27/2004	229000	1510	0	7	1959	3	9078	N	N	2048 S 132ND ST
4	608300	0027	3/31/2006	282500	1570	0	7	1993	3	9950	N	N	12848 23RD AVE S
4	609940	0262	4/29/2005	191000	930	0	6	1946	3	7200	N	N	14208 29TH AVE S
4	609940	0103	9/8/2006	242200	960	0	6	1956	3	7857	N	N	3112 S 144TH ST
4	609940	0121	8/11/2005	220000	960	0	6	1954	3	8744	N	N	14245 31ST AVE S
4	609940	0270	3/3/2005	235000	1090	120	6	1948	3	7802	N	N	14214 29TH AVE S
4	609940	0155	3/30/2005	230000	1180	600	7	1978	3	11520	N	N	14117 30TH PL S
4	609940	0291	8/16/2005	299950	1180	500	6	1939	4	7881	N	N	14248 29TH AVE S
4	609940	0102	12/6/2006	294000	1200	0	7	1954	3	6737	N	N	3124 S 144TH ST
4	609940	0292	6/3/2005	230000	1250	0	7	1951	3	11656	N	N	2912 S 144TH ST
4	609940	0200	9/14/2004	255950	1270	300	6	1910	5	10018	N	N	14005 MILITARY RD S
4	609940	0072	3/27/2006	267000	1290	420	6	1946	3	9517	N	N	14216 31ST AVE S
4	609940	0269	8/18/2004	318000	1400	950	7	2004	3	10303	N	N	14216 29TH AVE S
4	609940	0382	12/27/2005	266140	1530	0	6	1936	3	7026	N	N	14026 28TH AVE S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	609940	0211	12/13/2004	272500	1540	0	6	1995	3	19381	N	N	14010 29TH AVE S
4	609940	0110	4/18/2005	349000	1650	800	8	1952	3	18771	N	N	2934 S 144TH ST
4	609940	0070	11/6/2006	343000	1770	0	7	1955	3	16828	N	N	14217 MILITARY RD S
4	609940	0204	1/11/2005	319950	1800	0	8	2005	3	7200	N	N	2947 S 140TH ST
4	609940	0275	8/20/2004	250000	1850	0	7	1950	3	14012	N	N	14226 29TH AVE S
4	609940	0316	7/25/2005	250000	1960	0	6	1940	3	19462	N	N	14246 28TH AVE S
4	609940	0201	1/14/2005	315000	2080	0	8	2005	3	7648	N	N	2941 S 140TH ST
4	609940	0202	1/5/2005	308000	2080	0	8	2005	3	8763	N	N	2935 S 140TH ST
4	640460	0226	4/20/2006	215000	870	0	6	1954	3	18000	N	N	13433 22ND AVE S
4	640460	0062	9/21/2006	280000	910	500	6	1947	4	7800	N	N	13234 22ND AVE S
4	640460	0010	6/23/2006	299950	1010	1000	7	1961	3	9600	N	N	13223 23RD PL S
4	640460	0145	1/21/2005	210000	1010	1010	6	1905	3	11587	N	N	2053 S 132ND ST
4	640460	0052	5/11/2006	280000	1040	0	7	1953	3	7980	N	N	13212 22ND AVE S
4	640460	0111	1/26/2005	210000	1200	0	6	1951	3	7200	N	N	2225 S 134TH ST
4	640460	0006	6/1/2005	229000	1210	0	7	1954	3	9097	N	N	2249 S 132ND ST
4	640460	0055	11/19/2004	234000	1240	0	6	1947	3	11970	N	N	13220 22ND AVE S
4	640460	0026	11/24/2004	229500	1480	0	7	1955	3	8866	N	N	2254 S 134TH ST
4	640460	0094	5/10/2005	289950	1500	1500	7	1960	3	13500	N	N	13505 24TH AVE S
4	640460	0066	8/17/2005	259000	1500	0	7	1931	3	15600	N	N	13246 22ND AVE S
4	640460	0048	4/13/2005	223000	1600	0	7	1967	3	9000	N	N	2226 S 134TH ST
4	640460	0009	3/28/2006	345000	1690	500	6	1915	4	12600	N	N	13229 24TH AVE S
4	640460	0220	6/23/2004	303950	2160	0	8	2004	3	12038	N	N	13421 22ND AVE S
4	640460	0080	8/30/2005	359950	2260	0	8	2005	3	8995	N	N	13429 24TH AVE S
4	640460	0219	6/22/2004	310000	2610	0	8	2004	3	12038	N	N	13413 22ND AVE S
4	734660	0081	3/10/2006	270000	920	0	6	1943	3	12037	N	N	13421 MILITARY RD S
4	734660	0308	11/23/2005	263000	970	0	7	1963	3	9750	N	N	13212 31ST AVE S
4	734660	0022	12/9/2004	217000	970	0	6	1920	3	18246	N	N	13522 MILITARY RD S
4	734660	0266	2/26/2004	297500	1130	820	8	1979	5	13743	N	N	2926 S 133RD ST
4	734660	0218	5/7/2006	356000	1240	670	7	1977	3	9819	N	N	13314 31ST AVE S
4	734660	0275	12/15/2004	304900	1240	520	6	1983	3	9003	N	N	13214 MILITARY RD S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	734660	0155	7/3/2006	285000	1340	0	6	1939	3	15900	N	N	2932 S 135TH ST
4	734660	0215	10/19/2005	330500	1520	0	6	1952	3	16913	N	N	13325 32ND AVE S
4	734660	0276	11/10/2004	358000	1980	1000	6	1912	5	8325	N	N	13204 MILITARY RD S
4	734700	0060	4/7/2006	250000	1010	1010	7	1962	3	8823	N	N	2641 S 130TH PL
4	735860	0105	3/31/2004	182894	860	0	6	1944	3	6006	N	N	13328 34TH AVE S
4	735860	0270	10/13/2006	260500	990	0	6	1960	3	6000	N	N	13349 37TH AVE S
4	735860	0188	11/2/2006	310000	1060	1060	6	1949	3	6000	N	N	13307 35TH AVE S
4	735860	0175	9/24/2004	208000	1200	0	6	1962	3	6000	N	N	13321 35TH AVE S
4	735860	0231	6/9/2004	196000	1210	0	7	1967	3	6000	N	N	13332 35TH AVE S
4	735860	0130	10/25/2005	280000	1270	900	7	1950	3	6150	N	N	13352 34TH AVE S
4	735960	0495	6/9/2006	245000	800	0	6	1941	3	5886	Y	N	13021 33RD AVE S
4	735960	0435	8/18/2004	219900	1180	500	7	1991	3	8150	Y	N	13022 32ND AVE S
4	735960	0470	11/2/2006	360000	1230	1230	7	1981	3	5886	Y	N	13025 33RD AVE S
4	735960	0455	1/7/2005	270000	1230	1080	7	1980	3	6116	Y	N	13032 32ND AVE S
4	735960	0410	3/11/2005	290000	2920	0	7	1984	3	8962	Y	N	3202 S 130TH ST
4	814860	0010	3/13/2006	229000	990	0	6	1947	3	6537	N	N	2008 S 126TH ST
4	814860	0075	4/4/2006	257500	1100	0	6	1947	4	8608	N	N	12434 21ST AVE S
4	814860	0040	11/20/2006	252000	1110	0	7	1948	3	8709	N	N	12437 21ST AVE S
4	814860	0035	11/23/2004	206000	1200	0	6	1947	3	8701	N	N	12436 20TH AVE S
4	886400	0835	6/23/2005	243000	750	0	6	1944	3	6000	N	N	13849 38TH AVE S
4	886400	0645	8/17/2004	160000	770	0	6	1944	3	6659	N	N	13867 37TH AVE S
4	886400	0150	10/23/2006	253000	790	0	6	1945	3	6900	N	N	13616 34TH AVE S
4	886400	0320	8/16/2004	207500	790	740	6	1945	3	6022	N	N	3245 S 136TH ST
4	886400	0030	9/6/2005	176500	790	0	6	1944	3	6000	N	N	13528 35TH AVE S
4	886400	0095	3/24/2005	207370	790	0	6	1944	3	6331	N	N	13513 37TH AVE S
4	886400	0295	8/5/2005	229000	790	790	6	1944	3	6015	N	N	3217 S 136TH ST
4	886400	0365	10/8/2004	222300	790	300	6	1944	3	6022	N	N	3226 S 137TH ST
4	886400	0375	4/19/2005	251950	790	580	6	1944	3	6008	N	N	3214 S 137TH ST
4	886400	0405	8/17/2004	234000	790	460	6	1944	3	6099	N	N	3221 S 137TH ST
4	886400	0480	10/20/2006	254000	790	600	6	1944	3	8900	N	N	13745 34TH AVE S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	886400	0490	9/22/2004	157500	790	0	6	1944	3	9333	N	N	13759 34TH AVE S
4	886400	0535	5/12/2005	184000	790	0	6	1944	3	5300	N	N	13799 34TH AVE S
4	886400	0845	12/21/2004	198950	790	0	6	1944	3	6000	N	N	13837 38TH AVE S
4	886400	0860	6/17/2004	172000	790	0	6	1944	3	6000	N	N	13819 38TH AVE S
4	886400	0950	12/8/2005	246950	790	180	6	1944	3	6000	N	N	13850 38TH AVE S
4	886400	0955	8/26/2005	225000	790	790	6	1944	3	6000	N	N	13856 38TH AVE S
4	886400	0575	9/9/2005	219900	800	0	6	1944	3	9900	N	N	13742 34TH AVE S
4	886400	0110	7/27/2006	312500	810	400	6	1945	3	6400	N	N	13502 34TH AVE S
4	886400	0305	11/30/2006	289950	810	230	6	1944	3	6003	N	N	3227 S 136TH ST
4	886400	0380	9/28/2005	239000	810	0	6	1944	3	6067	N	N	3208 S 137TH ST
4	886400	0170	1/9/2004	161900	820	0	6	1944	3	6005	N	N	13533 35TH AVE S
4	886400	0905	4/7/2005	203000	870	0	6	1944	3	10300	N	N	3730 S 138TH ST
4	886400	0895	10/23/2006	249800	890	0	6	1944	3	7500	N	N	3720 S 138TH ST
4	886400	0310	10/27/2005	240000	960	500	6	1944	3	6009	N	N	3233 S 136TH ST
4	886400	0160	9/27/2006	265000	1100	0	6	1944	3	6400	N	N	13543 35TH AVE S
4	886400	0285	5/27/2004	195000	1150	390	6	1944	3	6067	N	N	3207 S 136TH ST
4	886400	0625	9/2/2005	224950	1190	0	6	1944	3	5900	N	N	13798 34TH AVE S
4	886400	0340	5/26/2005	243450	1240	0	7	1979	3	6028	N	N	3256 S 137TH ST
4	886400	0435	9/2/2005	275600	1270	1270	6	1944	3	6099	N	N	3257 S 137TH ST
4	886400	0500	4/23/2006	275000	1290	0	6	1944	3	9694	N	N	13771 34TH AVE S
4	886400	0345	9/25/2006	256500	1330	0	6	1945	3	6022	N	N	3250 S 137TH ST
4	886400	0115	12/12/2006	285000	1340	1340	6	1945	3	6700	N	N	13508 34TH AVE S
4	886400	0210	2/24/2005	204500	1350	0	6	1944	3	7704	N	N	13512 32ND AVE S
4	886400	0765	9/21/2004	209950	1460	0	6	1944	3	6000	N	N	13832 37TH AVE S
4	920070	0010	9/9/2005	253000	1160	0	7	1959	3	9003	N	N	12631 23RD AVE S
4	920070	0020	7/10/2006	271700	1390	0	7	1959	4	9005	N	N	12637 23RD AVE S
4	920070	0060	7/28/2005	289000	1700	1700	8	1962	3	9002	N	N	12630 23RD AVE S
4	941260	0080	9/24/2004	252950	990	620	7	1963	3	9600	N	N	14126 34TH AVE S
4	941260	0010	9/8/2005	255000	1230	0	7	1963	3	8455	N	N	3425 S 141ST ST
4	941260	0030	10/26/2006	299000	1560	0	7	1963	4	9750	N	N	3428 S 141ST ST

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	941500	0080	3/17/2005	278800	1140	580	7	1966	3	8650	N	N	3211 S 142ND PL
4	950900	0010	12/14/2005	241000	1420	0	7	1961	3	7086	N	N	13620 24TH AVE S
5	000300	0104	6/23/2004	205950	1870	0	6	1920	3	13750	N	N	4823 S 138TH ST
5	142260	0180	1/29/2004	285000	2130	0	8	2003	3	7019	N	N	13255 40TH AVE S
5	142260	0140	5/16/2006	449950	2300	0	8	2003	3	7386	N	N	3821 S 132ND PL
5	142260	0020	8/23/2006	499950	2340	0	9	2003	3	7574	N	N	3822 S 132ND PL
5	142260	0160	8/3/2004	335200	2400	0	9	2004	3	7009	N	N	3829 S 132ND PL
5	142260	0010	4/29/2004	330000	2410	0	9	2004	3	7456	N	N	3830 S 132ND PL
5	142260	0150	6/4/2004	326950	2410	0	9	2004	3	6881	N	N	3825 S 132ND PL
5	142260	0040	5/25/2004	338073	2470	0	9	2004	3	7280	N	N	13214 38TH PL S
5	142260	0050	5/12/2004	335000	2470	0	9	2004	3	6553	N	N	13215 38TH PL S
5	142260	0130	1/19/2004	316000	2560	0	8	2003	3	6898	N	N	3817 S 132ND PL
5	142260	0200	2/19/2004	341000	2590	0	9	2004	3	9800	N	N	13247 40TH AVE S
5	142260	0110	2/25/2004	400000	2800	160	9	2003	3	7343	Y	N	3809 S 132ND PL
5	142260	0100	2/9/2005	407088	2900	0	9	2004	3	7702	Y	N	3805 S 132ND PL
5	142260	0090	2/28/2005	410000	3040	0	9	2004	3	10119	Y	N	3801 S 132ND PL
5	142260	0120	7/19/2004	400000	3040	0	9	2004	3	7066	Y	N	3813 S 132ND PL
5	152304	9188	7/26/2006	230000	700	0	6	1949	3	20130	N	N	14245 MACADAM RD S
5	152304	9197	11/29/2004	267000	750	690	6	1938	5	8925	Y	N	4804 S 144TH ST
5	152304	9203	4/4/2005	297900	1010	1010	7	1957	4	10255	N	N	4300 S 140TH ST
5	152304	9024	8/22/2005	270000	1020	0	6	1906	4	14777	N	N	4226 S 139TH ST
5	152304	9260	9/20/2004	283250	1100	1100	6	1930	4	12040	N	N	13731 44TH AVE S
5	152304	9035	5/17/2006	375000	1590	0	6	1920	4	73180	N	N	14011 MACADAM RD S
5	152304	9036	10/30/2006	510000	1870	1350	7	1947	4	60112	N	N	14239 MACADAM RD S
5	261200	0370	6/19/2006	371500	1730	160	8	2002	3	4593	N	N	4283 S 137TH ST
5	261200	0400	11/18/2005	329000	1750	160	8	2002	3	4780	N	N	4295 S 137TH ST
5	261200	0200	5/18/2006	390000	2050	0	8	2002	3	8172	N	N	4270 S 137TH PL
5	261200	0310	6/17/2004	302000	2050	0	8	2001	3	6387	N	N	13710 42ND AVE S
5	261200	0330	12/23/2005	343000	2050	0	8	2001	3	6639	N	N	13718 42ND AVE S
5	261200	0150	12/16/2004	336400	2140	900	8	2001	3	7550	Y	N	4250 S 137TH PL

***Improved Sales Used In This Physical Inspection Analysis
Area 24***

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
5	261200	0060	9/20/2006	420000	2220	950	8	2001	3	6363	Y	N	4214 S 137TH ST	
5	261200	0170	11/21/2005	420000	2220	950	8	2001	3	6964	N	N	4258 S 137TH PL	
5	261320	0029	7/17/2006	300000	1560	0	6	1998	3	7854	N	N	13435 48TH AVE S	
5	261320	0182	3/1/2004	305000	1730	1730	7	1962	3	15450	N	N	13521 MACADAM RD S	
5	261320	0157	6/1/2005	335000	2010	0	8	2005	3	7080	N	N	13415 MACADAM RD S	
5	261320	0155	4/5/2005	329950	2200	0	8	2005	3	6530	N	N	13512 43RD AVE S	
5	261320	0156	5/4/2005	329950	2200	0	8	2005	3	6515	N	N	13425 MACADAM RD	
5	261320	0152	12/21/2004	344000	2580	0	8	2004	3	14326	N	N	13532 43RD AVE S	
5	261320	0153	12/21/2004	344950	2580	0	8	2004	3	7481	N	N	13522 43RD AVE S	
5	261320	0154	1/10/2005	346000	2580	0	8	2004	3	7072	N	N	13435 MACADAM RD	
5	261320	0150	1/10/2005	432000	2970	0	8	2004	3	26070	N	N	13542 43RD AVE S	
5	567300	0115	4/5/2005	175000	790	0	6	1950	3	5900	N	N	13416 48TH AVE S	
5	567300	0155	3/17/2004	154950	810	0	6	1940	3	11200	N	N	4834 S 136TH ST	
5	567300	0125	9/20/2005	228500	1020	0	6	1928	4	12000	N	N	13430 48TH PL S	
5	733240	0053	8/2/2005	215000	1060	0	7	1976	3	6000	N	N	13016 38TH AVE S	
5	733240	0054	6/24/2004	192500	1060	0	7	1976	3	6000	N	N	13020 38TH AVE S	
5	734060	0927	9/28/2005	160000	670	0	5	1918	3	6000	N	N	13038 38TH AVE S	
5	734060	0741	12/14/2005	315000	960	960	7	1959	4	5800	N	N	4140 S 130TH ST	
5	734060	0769	5/19/2006	291000	1340	0	7	1913	4	13000	N	N	4106 S 130TH ST	
5	734060	0923	11/9/2005	428719	2090	1160	8	2005	3	11658	Y	N	13210 37TH AVE S	
5	734060	0622	4/20/2004	281800	2150	0	7	1940	3	60548	N	N	12633 35TH AVE S	
5	734060	0920	12/12/2005	350000	2190	0	6	1924	5	18918	N	N	13264 38TH AVE S	
5	734160	0150	11/21/2005	240000	1370	0	6	1903	5	8007	N	N	13031 MACADAM RD S	
5	734160	0116	6/18/2004	279500	1650	0	7	1923	5	11840	N	N	4126 S 131ST ST	
5	734560	0990	4/17/2006	258000	630	630	6	1918	4	11703	N	N	3832 S 130TH ST	
5	734560	0980	4/28/2004	165000	920	0	6	1941	3	12085	N	N	3820 S 130TH ST	
5	734560	0995	6/26/2006	307250	1120	620	6	1921	4	6503	N	N	3836 S 130TH ST	
5	734560	0755	8/25/2004	345000	1800	0	8	1931	3	22000	N	N	3726 S 128TH ST	
5	734760	0125	6/30/2006	185000	820	650	6	1989	3	7200	N	N	4504 S 137TH ST	
5	734760	0205	9/23/2005	222800	970	0	6	1910	4	8500	N	N	13749 45TH AVE S	

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	734760	0285	4/13/2005	305000	1020	440	7	1964	3	16500	N	N	4420 S 139TH ST
5	734760	0135	7/1/2005	239000	1050	1010	7	1970	3	7200	N	N	13617 45TH PL S
5	734760	0225	4/20/2006	332000	1130	600	6	1955	4	12750	N	N	13729 45TH AVE S
5	734760	0335	12/7/2006	320400	1190	200	7	1910	3	12750	N	N	13722 45TH AVE S
5	734760	0175	5/13/2004	260000	1360	760	7	1941	4	8500	N	N	13730 44TH AVE S
5	734760	0220	8/11/2004	299950	1850	0	7	1997	3	8500	N	N	13733 45TH AVE S
5	734760	0354	8/14/2006	439950	1990	890	8	2006	3	8472	N	N	13744 45TH AVE S
5	734760	0356	9/11/2006	483000	1990	890	8	2006	3	8470	N	N	13752 45TH AVE S
5	734820	0085	5/17/2006	180000	550	0	5	1939	3	8340	N	N	14021 43RD AVE S
5	734820	0130	7/14/2004	203000	970	0	6	1961	3	8340	N	N	14032 43RD AVE S
5	734820	0195	1/5/2005	239000	990	0	7	1936	3	12696	N	N	4321 S 140TH ST
5	734820	0165	11/4/2004	286000	1900	0	7	1988	3	8340	N	N	14117 44TH AVE S
5	735960	0240	7/28/2005	260000	700	700	6	1942	3	16200	N	N	12843 35TH AVE S
5	735960	0835	3/16/2004	155500	1030	0	6	1941	4	5535	N	N	13016 35TH AVE S
5	735960	0830	4/12/2005	186500	1090	0	6	1945	4	9600	N	N	13020 35TH AVE S
5	735960	0755	5/19/2004	167400	1170	0	6	1909	4	5500	N	N	3517 S 130TH ST
5	735960	0235	10/13/2005	315000	1180	610	7	1993	3	8100	N	N	12855 35TH AVE S
5	735960	0741	9/22/2006	289950	1280	0	7	1986	3	5300	N	N	3501 S 130TH ST
5	735960	0790	12/23/2005	243500	1460	0	6	1909	4	5500	N	N	13027 37TH AVE S
5	735960	0125	11/29/2005	355000	1710	0	7	1995	3	7800	N	N	12844 35TH AVE S
5	735960	0795	7/25/2005	335000	1760	800	7	1980	3	4400	Y	N	13029 37TH AVE S
5	736060	0420	3/28/2005	220000	660	0	6	1942	4	8400	N	N	4101 S 139TH ST
5	736060	0425	5/25/2004	168950	980	0	6	1942	3	8400	N	N	4105 S 139TH ST
5	736060	0380	12/28/2004	208000	1240	0	6	1950	4	8283	N	N	13723 42ND AVE S
5	736060	0230	1/27/2006	269950	1390	0	6	1929	4	7800	N	N	13727 41ST AVE S
5	736060	0405	5/24/2006	230000	1420	0	6	1947	3	8400	N	N	4011 S 139TH ST
5	794520	0035	4/26/2004	257000	1840	0	7	2003	3	5500	N	N	4012 S 126TH ST
5	794520	0040	5/25/2004	258300	1840	0	7	2003	3	5500	N	N	4018 S 126TH ST
5	794520	0042	5/27/2004	258000	1840	0	7	2003	3	5500	N	N	4024 S 126TH ST
6	004000	0006	6/12/2006	283000	1130	0	7	1955	3	8631	N	N	3209 S 144TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	004100	0436	5/1/2005	215000	860	0	7	1961	3	10450	N	N	15047 32ND PL S
6	004100	0432	7/19/2005	205000	1100	0	6	1939	4	13000	N	N	15049 32ND PL S
6	021650	0030	8/15/2006	265000	1250	0	7	1964	3	7980	N	N	14449 26TH AVE S
6	024150	0010	4/16/2004	249950	1010	1000	7	1958	3	9945	N	N	2415 S 144TH ST
6	024150	0035	8/25/2006	370000	1060	1060	7	1958	4	9842	N	N	14442 24TH AVE S
6	212304	9003	8/11/2006	180000	620	0	5	1949	3	17739	N	N	2917 S 144TH ST
6	212304	9330	2/6/2004	130000	670	0	5	1956	4	7300	N	N	3113 S 144TH ST
6	212304	9304	10/28/2005	202000	670	0	5	1944	4	5779	N	N	3019 S 146TH ST
6	212304	9360	10/12/2006	255000	710	0	7	1954	4	8450	N	N	14442 29TH AVE S
6	212304	9236	6/23/2005	219000	780	0	6	1935	4	12682	N	N	3023 S 146TH ST
6	212304	9298	12/27/2005	245000	910	0	7	1951	3	9542	N	N	14604 24TH AVE S
6	212304	9499	2/4/2004	202400	930	0	5	1900	4	8547	N	N	2821 S 146TH ST
6	212304	9505	7/25/2006	320000	950	250	7	1960	4	13975	N	N	2915 S 144TH ST
6	212304	9212	8/10/2005	235000	1000	0	7	1959	4	10608	N	N	14616 24TH AVE S
6	212304	9010	11/28/2005	401000	1000	0	7	1910	4	28483	N	N	2440 S 146TH ST
6	212304	9145	3/8/2005	215000	1040	80	6	1940	4	16335	N	N	2627 S 146TH ST
6	212304	9277	6/29/2005	217950	1050	0	6	1951	3	9425	N	N	2908 S 146TH ST
6	212304	9533	3/27/2006	245000	1060	0	6	1932	4	9884	N	N	14527 27TH PL S
6	212304	9568	7/17/2006	360000	1110	750	7	1993	4	8543	N	N	3002 S 146TH ST
6	212304	9189	11/8/2006	287000	1130	430	7	1962	3	18200	N	N	2828 S 148TH ST
6	212304	9541	7/29/2005	240000	1140	0	7	1962	3	8524	N	N	14702 26TH PL S
6	212304	9528	10/12/2004	192870	1200	0	6	1984	3	7912	N	N	14613 29TH AVE S
6	212304	9574	9/27/2005	345000	1220	840	7	1995	3	7214	N	N	14624 26TH LN S
6	212304	9110	4/26/2005	223200	1220	0	7	1964	3	10145	N	N	14421 28TH LN S
6	212304	9158	2/3/2005	220450	1270	0	6	1943	4	16246	N	N	3123 S 144TH ST
6	212304	9182	2/27/2004	205500	1310	0	6	1942	3	7300	N	N	3111 S 144TH ST
6	212304	9106	10/4/2004	185000	1340	0	6	1955	3	11278	N	N	14908 27TH PL S
6	212304	9380	10/28/2006	235000	1370	0	7	1959	3	11100	N	N	2713 S 146TH ST
6	212304	9593	11/30/2006	309300	1400	0	7	2002	3	7432	N	N	14630 27TH LN S
6	212304	9337	4/18/2006	278250	1560	0	7	1964	3	13180	N	N	14435 28TH LN S

Improved Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	004100	0594	12/8/2005	349975	2400	0	7	1936	4	15370	N	N	4056 S 152ND ST
10	004200	0370	5/21/2004	220000	850	1020	6	1927	4	8927	N	N	4621 S 150TH ST
10	004200	0385	4/21/2004	195000	870	200	6	1923	3	7227	N	N	4653 S 150TH ST
10	004200	0113	7/7/2005	275000	960	960	7	1977	3	7316	N	N	14850 42ND AVE S
10	004200	0061	10/27/2006	244794	960	0	6	1920	4	9000	N	N	4462 S 150TH ST
10	004200	0401	8/15/2006	399950	1270	820	7	2006	3	31218	N	N	4837 S 150TH ST
10	004200	0030	9/28/2005	289000	1360	300	6	1941	3	8080	N	N	4261 S 148TH ST
10	004200	0227	7/13/2006	369950	1700	0	7	1996	3	9090	N	N	4636 S S 150TH ST
10	004200	0150	12/16/2004	290000	1770	0	7	1915	4	24320	N	N	4820 S 150TH ST
10	004200	0127	6/13/2005	352500	1970	0	7	1966	3	10080	N	N	14800 46TH AVE S
10	004200	0416	7/12/2006	507900	2000	0	9	1996	3	14242	N	N	4840 S 152ND ST
10	004200	0384	7/27/2006	394950	2040	0	7	2006	3	11789	N	N	4651 S 150TH ST
10	004200	0088	1/13/2006	449950	2670	0	9	2006	3	7337	N	N	4302 S 150TH ST
10	004200	0089	1/17/2006	449950	2670	0	9	2006	3	11506	N	N	4314 S 150TH ST
10	004300	0125	10/6/2006	315000	1320	0	7	1918	3	9774	N	N	15222 37TH PL S
10	004300	0228	10/12/2004	235000	1590	0	6	1929	3	12600	N	N	15234 40TH AVE S
10	222304	9084	11/22/2006	385000	1600	500	7	1961	3	13860	N	N	15206 42ND AVE S
10	261000	0070	1/20/2005	364900	1750	970	7	2002	3	6500	Y	N	4815 S 145TH ST
10	261000	0130	9/18/2006	515950	1750	970	8	2002	3	6500	Y	N	4820 S 145TH ST
10	261000	0040	10/25/2004	355000	2250	0	8	2002	3	6500	Y	N	4808 S 146TH ST
10	261000	0150	5/12/2006	436200	2860	0	8	2002	3	7265	Y	N	4806 S 145TH ST
10	721290	0010	9/16/2005	295500	1390	1200	7	1959	3	11000	N	N	15214 40TH AVE S

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	013300	0145	3/24/2005	225000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	013300	0375	5/10/2005	224950	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	031600	0095	11/11/2005	288900	RELATED PARTY, FRIEND, OR NEIGHBOR
1	031600	0125	11/24/2004	62859	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	031600	0180	6/15/2005	60000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	042304	9095	1/22/2004	149900	BANKRUPTCY - RECEIVER OR TRUSTEE
1	052304	9070	8/10/2005	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	052304	9175	11/2/2004	357500	RELATED PARTY, FRIEND, OR NEIGHBOR
1	079700	0128	1/24/2006	105639	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	079700	0145	2/6/2006	485000	DATA CHANGE/UPDATE AFTER QUERY
1	079700	0345	6/26/2006	310000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, ETC
1	079700	0350	6/26/2006	310000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, ETC
1	079900	0015	2/1/2005	214000	IMP. CHAR CHANGED SINCE SALE
1	092304	9143	4/25/2006	253000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	092304	9203	2/20/2004	280000	MULTI-PARCEL SALE
1	092304	9204	10/18/2004	95000	QUIT CLAIM DEED
1	092304	9222	3/26/2004	149700	RELATED PARTY, FRIEND, OR NEIGHBOR
1	092304	9262	2/20/2004	280000	MULTI-PARCEL SALE
1	092304	9347	8/19/2004	265000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	092304	9374	9/9/2005	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	092304	9428	1/28/2004	156000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	092304	9474	8/24/2005	174000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	092304	9506	2/20/2004	280000	MULTI-PARCEL SALE
1	092304	9507	2/20/2004	280000	MULTI-PARCEL SALE
1	092304	9508	2/20/2004	280000	MULTI-PARCEL SALE
1	092304	9509	2/20/2004	280000	MULTI-PARCEL SALE
1	092304	9510	2/20/2004	280000	MULTI-PARCEL SALE
1	098600	0051	6/11/2004	192000	GOVERNMENT AGENCY
1	278700	0190	3/3/2005	39807	QUIT CLAIM DEED; STATEMENT TO DOR
1	278700	0205	4/21/2005	81780	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	284320	0105	6/24/2004	80000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE;
1	424540	0030	4/13/2005	265000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	530020	0055	2/23/2005	180000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	530020	0080	4/22/2005	75951	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	535720	0035	9/9/2005	175000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	535720	0080	12/1/2005	402000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	562420	0491	12/31/2004	33300	STATEMENT TO DOR;
1	562420	0717	8/17/2004	76260	QUIT CLAIM DEED;
1	562420	0971	7/14/2004	127794	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	725820	0040	11/15/2006	215000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	861480	0030	5/21/2004	170000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	896180	0295	8/5/2005	207000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	017900	0100	7/14/2004	136975	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	017900	0161	5/6/2004	135000	NON-REPRESENTATIVE SALE;
2	017900	0212	9/9/2005	87822	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	017900	0290	10/3/2005	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	017900	0330	3/22/2004	100000	NON-REPRESENTATIVE SALE;
2	017900	0365	8/11/2006	80000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	017900	0525	6/9/2004	198000	NO MARKET EXPOSURE;
2	017900	0965	3/9/2005	254950	SEGREGATION AND/OR MERGER;
2	017900	0975	10/26/2004	160000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	017900	1046	12/2/2004	146500	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	017900	1048	12/7/2004	132800	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	017900	1050	12/9/2004	140000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	017900	1155	3/8/2004	145000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	017900	1370	9/8/2004	115328	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	017900	1587	2/22/2005	35000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	017900	1805	4/19/2004	68439	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	017900	1855	3/17/2004	280000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	017900	2545	4/17/2006	160000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	017900	2845	1/20/2004	297000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
2	017900	3025	8/10/2004	26000	QC DEED; MOBILE HOME; AND OTHER WARNINGS
2	017900	3210	12/26/2006	58186	BUILDER OR DEVELOPER SALES;
2	073300	0010	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0020	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0021	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0025	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0030	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0031	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0032	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0033	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	073300	0034	10/26/2005	560000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	334740	0035	7/15/2004	150000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALE
2	334740	0135	9/15/2006	275000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	334740	0275	3/25/2004	128000	MULTI-PARCEL SALE;
2	334740	0491	6/7/2005	11750	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	334740	0785	7/24/2006	11337	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	334740	0810	11/16/2006	395000	MULTI-PARCEL SALE;
2	334740	1185	11/15/2005	290000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	335140	0235	9/30/2004	3000	NO MARKET EXPOSURE; STATEMENT TO DOR;
2	335140	0260	10/24/2006	120000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	335140	0570	8/25/2004	156800	MULTI-PARCEL SALE;
2	335140	0575	8/25/2004	156800	MULTI-PARCEL SALE;
2	335140	0610	12/22/2004	2000	CONTRACT OR CASH SALE;
2	335140	0620	8/12/2004	75000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
2	335140	0815	8/12/2004	75000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	734060	0120	7/14/2006	191000	QUIT CLAIM DEED;
2	734060	0122	1/3/2006	37383	NON-REPRESENTATIVE SALE;
2	734060	0143	7/20/2006	131369	QUIT CLAIM DEED; STATEMENT TO DOR;
2	734060	0165	3/29/2004	246000	SEGREGATION AND/OR MERGER;
2	734060	0240	7/13/2005	175000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	734060	0282	8/4/2004	72000	QUIT CLAIM DEED;
2	734060	0283	3/30/2005	4725	QUIT CLAIM DEED;
4	025700	0050	2/5/2004	165000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	025700	0099	5/4/2004	213000	EXEMPT FROM EXCISE TAX;
4	025700	0119	10/30/2006	412000	BUILDER/DEVELOPER SALE
4	025700	0138	12/17/2004	208000	LEASE OR LEASE-HOLD;
4	025700	0247	10/24/2006	135000	BUILDER OR DEVELOPER SALES;
4	025700	0257	4/20/2006	300000	MULTI-PARCEL SALE;
4	025700	0258	4/20/2006	300000	MULTI-PARCEL SALE;
4	079200	0016	6/12/2006	327000	RELOCATION - SALE BY SERVICE;
4	092304	9035	11/23/2004	216000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
4	092304	9328	10/26/2004	175000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	092304	9517	8/22/2005	200000	MULTI-PARCEL SALE;
4	152304	9055	7/26/2006	350000	BUILDER/DEVELOPER SALE
4	152304	9098	11/16/2004	218000	SEGREGATION AND/OR MERGER;
4	152304	9101	4/14/2005	300000	BUILDER OR DEVELOPER SALES;
4	152304	9113	3/17/2005	183000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	152304	9200	4/28/2005	180000	MULTI-PARCEL SALE;
4	152304	9207	3/15/2005	195000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	152304	9244	9/23/2005	225000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	152304	9288	9/13/2005	105000	MOBILE HOME; RELATED PARTY, FRIEND, NEIGHBOR
4	162304	9129	1/21/2005	164419	EXEMPT FROM EXCISE TAX;
4	162304	9144	3/7/2006	120000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	162304	9188	4/12/2005	250000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	162304	9218	3/13/2006	310000	MULTI-PARCEL SALE;
4	162304	9282	4/14/2005	1350000	MULTI-PARCEL SALE; MOBILE HOME;
4	162304	9326	4/7/2006	174460	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
4	162304	9350	3/22/2004	203906	QUIT CLAIM DEED;
4	162304	9391	1/13/2004	178000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	162304	9414	8/5/2005	197482	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	162304	9415	8/5/2005	197482	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	269360	0020	3/30/2005	108528	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
4	359860	0041	6/9/2004	201000	MULTI-PARCEL SALE;
4	359860	0046	6/9/2004	201000	MULTI-PARCEL SALE;
4	359860	0050	5/4/2004	167000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	359860	0051	6/9/2004	201000	MULTI-PARCEL SALE;
4	359860	0058	4/28/2005	188500	LEASE OR LEASE-HOLD;
4	359860	0059	1/6/2006	160000	SEGREGATION AND/OR MERGER;BUILDER/DEVELOPER
4	359860	0087	11/3/2005	165000	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	359860	0088	9/22/2004	240000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	382600	0034	6/27/2006	290000	MULTI-PARCEL SALE;
4	382600	0035	6/27/2006	290000	MULTI-PARCEL SALE;
4	382600	0050	10/19/2004	220000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	382600	0055	8/19/2004	178000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	382600	0095	2/24/2005	143056	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	382600	0165	12/16/2005	123730	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	382600	0185	8/5/2004	165000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	382600	0190	5/27/2005	153000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	382600	0245	2/2/2004	139500	NON-REPRESENTATIVE SALE;
4	382600	0255	8/9/2006	168000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	382600	0415	1/14/2006	91499	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	382600	0495	4/1/2005	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	382600	0510	1/26/2005	198500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	382600	0685	5/24/2004	167500	BUILDER OR DEVELOPER SALES;
4	382600	0797	12/21/2004	147481	QUIT CLAIM DEED;
4	500000	0025	11/23/2005	163000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	500000	0060	10/25/2005	215725	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	500050	0060	11/18/2004	165300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	500050	0070	8/24/2005	76000	QUIT CLAIM DEED;
4	523280	0021	3/23/2006	216500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	523280	0047	12/15/2004	108157	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	553720	0020	4/28/2005	180000	MULTI-PARCEL SALE;
4	559900	0025	6/1/2006	256000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	559900	0030	9/23/2004	185000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	608240	0040	8/22/2005	357000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	608240	0145	11/18/2004	357000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	608240	0151	11/18/2004	357000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	608240	0162	12/23/2004	52000	QUIT CLAIM DEED;
4	608240	0197	3/25/2004	148000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	608240	0250	2/18/2005	175000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	608240	0305	6/27/2006	259950	MULTI-PARCEL SALE;
4	608240	0350	3/13/2006	310000	MULTI-PARCEL SALE;
4	608300	0002	4/13/2005	146000	TEAR DOWN;
4	608300	0009	5/11/2006	243950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	608300	0049	11/23/2004	161500	CORPORATE AFFILIATES;
4	608300	0069	10/22/2004	168500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	609940	0053	11/21/2005	205000	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	640460	0031	6/28/2004	125000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	640460	0050	5/17/2005	115000	NON-REPRESENTATIVE SALE;
4	640460	0085	3/23/2004	200000	SEGREGATION AND/OR MERGER;
4	640460	0101	1/26/2005	189950	FORCED SALE;
4	640460	0116	7/26/2004	252000	MULTI-PARCEL SALE;
4	640460	0125	1/17/2006	195950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	640460	0140	7/26/2004	252000	MULTI-PARCEL SALE;
4	640460	0230	3/12/2004	115000	NON-REPRESENTATIVE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	734660	0007	7/17/2004	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	734660	0012	3/24/2006	125000	MOBILE HOME; RELATED PARTY, FRIEND, NEIGHBOR
4	734660	0060	9/13/2005	225000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	734660	0084	6/27/2006	259950	MULTI-PARCEL SALE;
4	734660	0092	4/29/2004	270500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	734660	0137	9/16/2005	251000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	734660	0192	8/18/2005	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	735860	0255	4/25/2006	29644	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	735860	0280	1/17/2006	102500	MOBILE HOME; BUILDER OR DEVELOPER SALES;
4	735860	0300	11/2/2006	230000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	735960	0290	5/30/2006	30000	BUILDER OR DEVELOPER SALES;
4	735960	0500	5/16/2006	165000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	735960	0535	5/12/2006	228778	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	735960	0655	3/24/2004	500000	MULTI-PARCEL SALE;
4	735960	0670	3/24/2004	500000	MULTI-PARCEL SALE;
4	886400	0015	2/23/2004	159950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	886400	0040	9/11/2005	30000	QUIT CLAIM DEED;
4	886400	0165	3/7/2005	191770	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	886400	0250	7/13/2006	235000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	886400	0430	8/9/2005	253500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	886400	0695	8/10/2004	189031	EXEMPT FROM EXCISE TAX;
4	886400	0720	9/19/2005	20000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	886400	0735	8/3/2004	168000	EXEMPT FROM EXCISE TAX;
4	886400	0800	4/26/2006	184000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	886400	0945	1/5/2006	119000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	886400	0960	10/20/2004	167551	CORPORATE AFFILIATES;
4	920070	0070	11/30/2005	290000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	950900	0030	10/15/2004	165000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	152304	9031	3/29/2004	10000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	152304	9041	8/2/2005	240000	MULTI-PARCEL SALE;
5	152304	9070	7/27/2006	242000	MULTI-PARCEL SALE;
5	152304	9204	10/20/2004	200000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	152304	9289	5/24/2006	140000	MOBILE HOME; BUILDER OR DEVELOPER SALES;
5	261200	0380	9/30/2005	354000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	261200	0390	12/2/2005	356000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	261320	0172	3/3/2004	196500	NO MARKET EXPOSURE;
5	261320	0177	6/4/2004	271000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	322920	0047	3/30/2005	171250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	567300	0090	5/11/2004	230000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	567300	0091	5/11/2004	230000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	567300	0110	4/12/2006	85000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	567300	0160	2/25/2004	185000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	567300	0175	4/12/2006	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	567300	0180	5/11/2004	230000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	733240	0035	7/29/2005	39000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	733240	0075	3/31/2006	190610	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	734060	0485	3/30/2006	99950	BUILDER OR DEVELOPER SALES;
5	734060	0661	3/28/2006	665000	MULTI-PARCEL SALE;
5	734060	0662	3/28/2006	665000	MULTI-PARCEL SALE;
5	734060	0664	4/6/2005	400000	NO MARKET EXPOSURE;
5	734060	0682	6/23/2005	126532	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	734060	0685	11/15/2005	170000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	734060	0686	11/8/2006	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	734060	0840	8/15/2006	259950	QUESTIONABLE PER APPRAISAL;
5	734060	0931	5/18/2004	62776	QUIT CLAIM DEED; STATEMENT TO DOR;
5	734060	1064	6/22/2005	1000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
5	734160	0052	2/10/2004	155000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	734160	0115	10/10/2004	179000	NO MARKET EXPOSURE;
5	734560	0811	10/24/2005	88500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
5	734560	0915	4/28/2004	430000	MULTI-PARCEL SALE; RESIDUAL SALES;
5	734560	0917	4/28/2004	430000	MULTI-PARCEL SALE; RESIDUAL SALES;
5	734560	0920	4/28/2004	430000	MULTI-PARCEL SALE; RESIDUAL SALES;
5	734560	0945	3/4/2005	141000	QUIT CLAIM DEED;
5	734760	0005	3/3/2004	230000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	734760	0355	8/24/2005	275000	MULTI-PARCEL SALE;
5	734760	0542	11/15/2004	295000	MULTI-PARCEL SALE;
5	734760	0547	11/15/2004	295000	MULTI-PARCEL SALE;
5	734820	0005	3/27/2006	239950	NO MARKET EXPOSURE;
5	734820	0015	2/13/2006	210000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	734820	0020	10/11/2004	145000	NO MARKET EXPOSURE;
5	735960	0005	5/1/2006	385000	MULTI-PARCEL SALE;
5	735960	0010	5/1/2006	385000	MULTI-PARCEL SALE;
5	735960	0815	7/14/2005	174500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	735960	0875	6/29/2004	155000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	736060	0270	2/10/2005	235000	NO MARKET EXPOSURE;
5	736060	0271	11/10/2004	76000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	794520	0020	11/6/2006	409950	PREVIOUS ROLL IMP VALUE ZERO
5	794520	0025	2/24/2004	252000	BUILDER OR DEVELOPER SALES;
5	794520	0045	3/28/2006	180000	MULTI-PARCEL SALE;
6	004000	0019	3/27/2006	307000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	004000	0086	1/27/2004	117750	NON-REPRESENTATIVE SALE;
6	212304	9220	10/3/2006	123000	MULTI-PARCEL SALE;
6	212304	9348	10/3/2006	123000	MULTI-PARCEL SALE;
6	212304	9375	2/11/2006	94268	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	212304	9394	9/17/2005	225000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	212304	9475	9/26/2005	81558	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	212304	9579	10/28/2004	76376	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	212304	9589	9/19/2006	164313	QUIT CLAIM DEED;
6	212304	9590	6/9/2004	84000	QUIT CLAIM DEED;
6	212304	9609	8/14/2006	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	212304	9610	8/14/2006	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	212304	9611	8/14/2006	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	392340	0040	10/12/2005	225000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	392340	0050	10/13/2005	337500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	392340	0058	12/21/2004	243500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	392340	0077	12/12/2006	202500	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	443920	0020	6/25/2005	188900	BANKRUPTCY - RECEIVER OR TRUSTEE
6	638590	0090	6/18/2006	162000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	000280	0025	8/27/2004	125000	NO MARKET EXPOSURE;
7	000300	0006	12/12/2005	385000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	000300	0027	1/19/2005	143500	NO MARKET EXPOSURE;
7	000300	0041	6/21/2006	200000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	000300	0062	2/16/2005	194000	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	000300	0095	6/6/2006	77500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	000320	0013	12/28/2006	240000	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	076100	0045	5/9/2005	571000	MULTI-PARCEL SALE;
7	076100	0046	5/9/2005	571000	MULTI-PARCEL SALE;
7	076100	0047	5/9/2005	571000	MULTI-PARCEL SALE;
7	076100	0049	5/9/2005	571000	MULTI-PARCEL SALE;
7	076100	0185	11/12/2004	55000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	109990	0070	12/8/2004	255000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	109990	0080	4/8/2005	280000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	109990	0110	9/29/2005	260000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	109990	0140	5/17/2004	265000	QUIT CLAIM DEED;
7	115720	0170	7/17/2006	453750	MULTI-PARCEL SALE;
7	115720	0171	7/17/2006	453750	MULTI-PARCEL SALE;
7	115720	0172	7/17/2006	453750	MULTI-PARCEL SALE;
7	115720	0173	1/22/2004	236000	NO MARKET EXPOSURE;
7	115720	0180	10/21/2004	208000	NO MARKET EXPOSURE;
7	167040	0025	12/7/2004	240000	NO MARKET EXPOSURE;
7	167040	0067	4/25/2006	250800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	217200	0075	8/15/2005	204000	NO MARKET EXPOSURE;
7	336590	0005	5/12/2005	40000	NO MARKET EXPOSURE;
7	336590	0010	6/10/2005	40000	NO MARKET EXPOSURE;
7	336590	0020	7/21/2005	51250	NO MARKET EXPOSURE;
7	336590	0035	2/11/2004	197700	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	336590	0136	7/30/2004	255000	RELOCATION - SALE TO SERVICE;
7	336590	0151	6/4/2004	215000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	336590	0170	9/15/2004	200000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	336590	0240	5/3/2005	25000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
7	336590	0285	8/19/2005	250000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	336590	0380	3/25/2004	254000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	336590	0400	5/9/2005	160000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	336590	0593	7/28/2004	237000	NO MARKET EXPOSURE;
7	336590	0595	10/25/2005	175000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	336590	0770	4/7/2005	380000	NO MARKET EXPOSURE;
7	336590	1095	9/7/2004	224500	RELOCATION - SALE TO SERVICE
7	336590	1185	7/19/2004	122200	NO MARKET EXPOSURE;
7	336590	1223	1/19/2004	203000	NO MARKET EXPOSURE
7	359700	0081	9/17/2004	355000	NO MARKET EXPOSURE
7	359700	0082	12/14/2005	490000	MULTI-PARCEL SALE
7	359700	0083	4/27/2004	301000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	359700	0087	12/14/2005	490000	MULTI-PARCEL SALE;
7	359700	0142	4/27/2006	359000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	499750	0035	7/20/2004	210000	NO MARKET EXPOSURE;
7	512210	0060	11/10/2005	300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	725520	0150	1/26/2004	58249	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	725520	0175	12/1/2006	206000	NO MARKET EXPOSURE;
7	725520	0226	9/15/2005	249950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	734400	0050	5/19/2006	4000	NO MARKET EXPOSURE;
7	799960	0065	12/7/2005	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	868780	0040	4/7/2005	258000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	873300	0075	12/20/2006	239950	QUESTIONABLE PER APPRAISAL;
10	004000	0210	8/24/2004	178000	STATEMENT TO DOR;
10	004000	0228	5/6/2005	198000	NO MARKET EXPOSURE;
10	004000	0471	5/27/2005	403500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	004000	0472	5/27/2005	403500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	004000	0485	6/1/2005	83000	NO MARKET EXPOSURE
10	004000	0510	8/23/2004	149000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	004000	0647	10/12/2005	281000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	004000	0695	8/17/2004	210000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	004000	0697	3/30/2004	207000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	004000	0795	6/9/2004	50000	SEGREGATION AND/OR MERGER;
10	004000	0804	1/20/2005	420000	NO MARKET EXPOSURE;
10	004000	0817	9/11/2006	31532	QUIT CLAIM DEED;
10	004000	0818	1/20/2004	205000	BANKRUPTCY - RECEIVER OR TRUSTEE;
10	004000	0930	8/15/2006	220000	NO MARKET EXPOSURE; STATEMENT TO DOR;
10	004000	0967	3/18/2004	70038	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
10	004100	0180	7/28/2004	240000	NO MARKET EXPOSURE;
10	004100	0250	8/26/2004	140000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	004100	0261	11/16/2005	231000	NO MARKET EXPOSURE;
10	004100	0264	10/18/2006	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	004100	0551	3/31/2005	90033	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	004200	0006	6/9/2005	177000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
10	004200	0025	6/14/2004	263000	NON-REPRESENTATIVE SALE;
10	004200	0052	12/14/2006	367000	MULTI-PARCEL SALE;
10	004200	0053	12/14/2006	367000	MULTI-PARCEL SALE;
10	004200	0085	9/1/2004	235000	IMP. CHAR CHANGED SINCE SALE
10	004200	0087	4/5/2004	330950	NO MARKET EXPOSURE;
10	004200	0090	5/6/2004	306770	NO MARKET EXPOSURE;

Improved Sales Removed From This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	004200	0091	3/8/2004	260000	NO MARKET EXPOSURE;
10	004200	0095	6/24/2005	280000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE;
10	004200	0125	6/1/2006	240950	NO MARKET EXPOSURE;
10	004200	0130	8/16/2005	210000	NO MKT EXPOSURE; BUILDER OR DEVELOPER SALE
10	004200	0135	5/4/2006	317500	BUILDER OR DEVELOPER SALES;
10	004200	0136	8/24/2006	209100	NO MARKET EXPOSURE;
10	004200	0255	5/4/2004	162500	NO MARKET EXPOSURE;
10	004200	0384	9/23/2005	65000	NO MARKET EXPOSURE;
10	004300	0225	9/16/2005	240000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	222304	9074	5/23/2006	87000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
10	222304	9094	3/28/2005	100000	NON-REPRESENTATIVE SALE;
10	261000	0100	9/22/2005	375000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	261000	0160	2/16/2005	345000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	721290	0015	10/26/2004	248550	PERSONAL PROPERTY INCL; RELATED PARTY, ETC

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.0%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +14.3 %. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 24 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Gr 6 or less	308	0.852	0.989	16.1%	0.972	1.005
7	366	0.868	0.991	14.2%	0.976	1.005
8	71	0.862	0.987	14.5%	0.957	1.017
9	23	0.908	1.004	10.6%	0.947	1.061
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	131	0.831	0.984	18.4%	0.958	1.011
1941-1950	172	0.850	0.989	16.3%	0.965	1.012
1951-1960	156	0.857	0.997	16.4%	0.974	1.019
1961-1970	94	0.872	0.992	13.7%	0.962	1.022
1971-1980	23	0.855	0.975	14.0%	0.911	1.039
1981-1990	18	0.852	0.990	16.2%	0.912	1.067
1991-2000	51	0.842	0.960	14.0%	0.922	0.998
2001-2006	123	0.913	1.003	9.9%	0.983	1.023
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average or less	574	0.877	0.991	13.0%	0.980	1.002
Good	174	0.824	0.984	19.4%	0.959	1.008
Very Good	20	0.825	1.019	23.6%	0.937	1.102
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	532	0.856	0.991	15.8%	0.978	1.004
1.5	86	0.826	0.982	18.9%	0.949	1.016
2 or greater	150	0.901	0.992	10.0%	0.973	1.010
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-1000	203	0.840	0.981	16.7%	0.960	1.002
1001-1500	324	0.859	0.991	15.4%	0.975	1.007
1501-2000	134	0.869	0.994	14.4%	0.970	1.018
2001-2500	69	0.898	1.003	11.6%	0.972	1.034
2501-3000	27	0.871	0.972	11.6%	0.917	1.026
3001-7500	11	0.929	1.001	7.7%	0.945	1.057

Area 24 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.990.

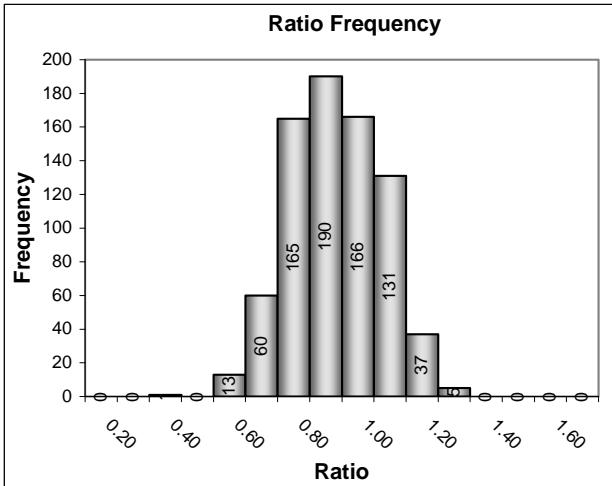
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	725	0.864	0.992	14.7%	0.981	1.002
Y	43	0.854	0.971	13.7%	0.932	1.009
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	763	0.865	0.991	14.6%	0.981	1.001
Y	5	0.653	0.857	31.3%	0.716	0.998
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	129	0.869	0.982	13.0%	0.957	1.008
2	65	0.852	0.972	14.0%	0.932	1.011
4	284	0.868	0.999	15.1%	0.983	1.015
5	87	0.885	1.006	13.6%	0.975	1.037
6	78	0.869	0.992	14.1%	0.956	1.028
7	68	0.862	0.989	14.7%	0.961	1.017
10	57	0.814	0.967	18.8%	0.930	1.004
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
less than 5000	38	0.903	0.987	9.4%	0.953	1.021
5000-8000	246	0.881	0.997	13.1%	0.979	1.015
08001-12000	322	0.864	0.986	14.2%	0.972	1.001
12001-15000	70	0.827	0.995	20.3%	0.958	1.032
15001-25000	70	0.848	0.991	16.9%	0.952	1.031
> than 25000	22	0.794	0.960	20.9%	0.868	1.052

2006 Improved Parcel Ratio Analysis

District/Team: West Central / Team III	Lien Date: 01/01/2006	Date of Report: 6/18/2007	Sales Dates: 1/2004- 12/2006
Area 24 - Riverton Heights/Tukwila	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 768 Mean Assessed Value 237,200 Mean Sales Price 274,700 Standard Deviation AV 56,939 Standard Deviation SP 72,696			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.880 Median Ratio 0.875 Weighted Mean Ratio 0.863			
UNIFORMITY			
Lowest ratio 0.385 Highest ratio: 1.242 Coefficient of Dispersion 13.17% Standard Deviation 0.140 Coefficient of Variation 15.89% Price Related Differential (PRD) 1.019			
RELIABILITY			
95% Confidence: Median Lower limit 0.864 Upper limit 0.890 95% Confidence: Mean Lower limit 0.870 Upper limit 0.890			
SAMPLE SIZE EVALUATION			
N (population size) 4797 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.140 Recommended minimum: 31 Actual sample size: 768 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 393 # ratios above mean: 375 Z: 0.650 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

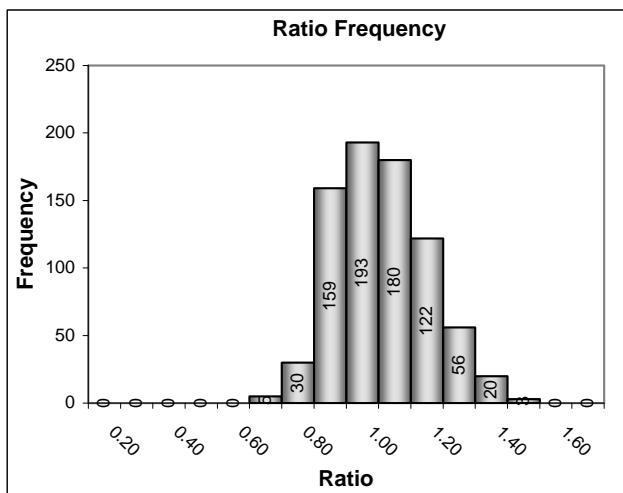


COMMENTS:

1 to 3 Unit Residences throughout Area 24

2007 Improved Parcel Ratio Analysis

District/Team: West Central / Team III	Lien Date: 01/01/2007	Date of Report: 6/18/2007	Sales Dates: 1/2004 - 12/2006
Area 24 - Riverton Heights/Tukwila	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	768		
Mean Assessed Value	272,000		
Mean Sales Price	274,700		
Standard Deviation AV	59,338		
Standard Deviation SP	72,696		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.011		
Median Ratio	1.000		
Weighted Mean Ratio	0.990		
UNIFORMITY			
Lowest ratio	0.638		
Highest ratio:	1.449		
Coefficient of Dispersion	11.70%		
Standard Deviation	0.143		
Coefficient of Variation	14.17%		
Price Related Differential (PRD)	1.021		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.983		
Upper limit	1.013		
95% Confidence: Mean			
Lower limit	1.001		
Upper limit	1.021		
SAMPLE SIZE EVALUATION			
N (population size)	4797		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.143		
Recommended minimum:	33		
Actual sample size:	768		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	405		
# ratios above mean:	363		
Z:	1.516		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout Area 24

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 131 parcels in Area 24 that are improved with a mobile home and 11 sales used in the valuation. Sales used were from 1/1/2004 through 12/31/2006. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A sales comparison along with market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The model used a basic cost approach for the mobile home unit based upon the physical characteristics of the mobile home. Characteristics specified were single-wide, double-wide or triple-wide mobile home, quality and condition, size and year built. The following adjustments were applied:

Class I Mobile Homes	$VS = Land + (Cost Adjusted Value + \$15,000)$
Class II Mobile Homes	$VS = Land + (Cost Adjusted Value + \$10,000)$
Class III Mobile Homes	$VS = Land + (Cost Adjusted Value + \$5,000)$

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 0.898 % to 0.976 % and improvement in the coefficient of variation of 11.99 % to 11.23 %. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2006 and 2007 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of 8.64%. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 24

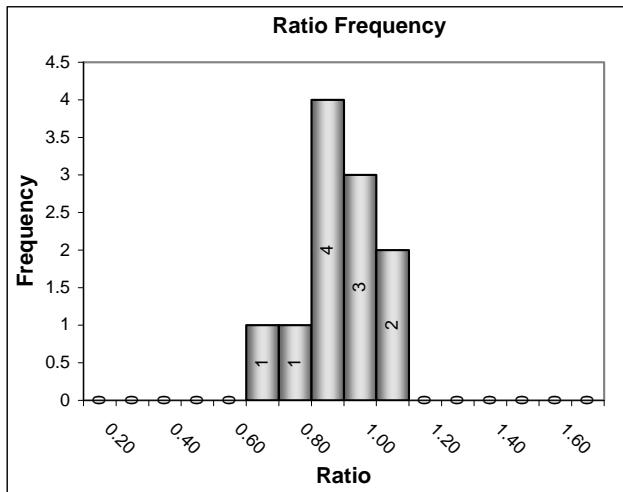
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	530020	0065	10/17/2005	202000	8060	N	N
2	017900	1435	1/13/2006	255000	14000	N	N
2	017900	1435	12/6/2004	195101	14000	N	N
2	017900	1770	5/12/2005	128000	8460	N	N
2	334740	1430	6/6/2005	171500	9840	N	N
2	734060	0104	2/21/2006	192500	11520	N	N
4	162304	9309	12/8/2006	215000	16675	N	N
4	359860	0043	8/26/2006	194000	10000	N	N
4	608240	0378	6/14/2006	210000	17133	N	N
4	735860	0085	5/6/2004	131000	5892	N	N
4	735860	0085	5/19/2005	146000	5892	N	N

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 24

Sub Are a	Major	Minor	Sale Date	Sale Price	Comments
2	017900	1370	9/8/2004	115328	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	017900	1855	3/17/2004	280000	SEG AND/OR MERGER; MULTI-PARCEL SALE
2	017900	3025	8/10/2004	26000	QC DEED; MOBILE HOME; & OTHER WARNINGS
4	152304	9288	9/13/2005	105000	MH; RELATED PARTY, FRIEND, NGBR
4	162304	9282	4/14/2005	1350000	MULTI-PARCEL SALE; MOBILE HOME
4	734660	0012	3/24/2006	125000	MH; RELATED PARTY, FRIEND, NGBR
5	152304	9289	5/24/2006	140000	MOBILE HOME; BUILDER OR DEVELOPER SALES

2006 Mobile Home Parcel Ratio Analysis

District/Team: West Central/Team III	Lien Date: 01/01/2006	Date of Report: 6/18/2007	Sales Dates: 1/2004- 12/2006
Area 24 - Riverton Heights/Tukwila	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 11			
<i>Mean Assessed Value</i>	166,600		
<i>Mean Sales Price</i>	185,500		
<i>Standard Deviation AV</i>	39,535		
<i>Standard Deviation SP</i>	38,496		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.897		
<i>Median Ratio</i>	0.894		
<i>Weighted Mean Ratio</i>	0.898		
UNIFORMITY			
<i>Lowest ratio</i>	0.695		
<i>Highest ratio:</i>	1.097		
<i>Coefficient of Dispersion</i>	8.39%		
<i>Standard Deviation</i>	0.108		
<i>Coefficient of Variation</i>	11.99%		
<i>Price Related Differential (PRD)</i>	0.998		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.797		
<i>Upper limit</i>	1.008		
95% Confidence: Mean			
<i>Lower limit</i>	0.833		
<i>Upper limit</i>	0.960		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	131		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.108		
Recommended minimum:	18		
<i>Actual sample size:</i>	11		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	6		
# ratios above mean:	5		
Z:	0.302		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			

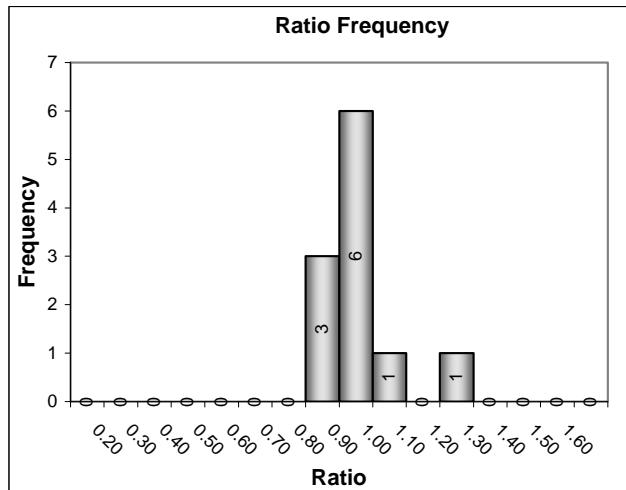


COMMENTS:

Mobile Homes throughout Area 24

2007 Mobile Home Parcel Ratio Analysis

District/Team: West Central/Team III	Lien Date: 01/01/2007	Date of Report: 6/18/2007	Sales Dates: 1/2004 - 12/2006
Area 24 - Riverton Heights/Tukwila	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	11		
<i>Mean Assessed Value</i>	181,000		
<i>Mean Sales Price</i>	185,500		
<i>Standard Deviation AV</i>	44,152		
<i>Standard Deviation SP</i>	38,496		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.974		
<i>Median Ratio</i>	0.961		
<i>Weighted Mean Ratio</i>	0.976		
UNIFORMITY			
<i>Lowest ratio</i>	0.866		
<i>Highest ratio:</i>	1.256		
<i>Coefficient of Dispersion</i>	7.08%		
<i>Standard Deviation</i>	0.109		
<i>Coefficient of Variation</i>	11.23%		
<i>Price Related Differential (PRD)</i>	0.999		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.866		
<i>Upper limit</i>	1.048		
95% Confidence: Mean			
<i>Lower limit</i>	0.910		
<i>Upper limit</i>	1.039		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	131		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.109		
Recommended minimum:	19		
<i>Actual sample size:</i>	11		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	7		
# ratios above mean:	4		
<i>Z:</i>	0.905		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Mobile Homes throughout Area 24. There was a limited number of mobile home sales and therefore minimum sales representation of mobile homes in this area.

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be

ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

*'Highest and best use' is defined in *The Appraisal of Real Estate*, twelfth edition, page 305, as follows:*

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

*The definition of fee simple estate as taken from *The Third Edition of The Dictionary of Real Estate Appraisal*, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope Of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features

and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers
FROM: Scott Noble, Assessor



SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr